



Lambert & Foster



9 LADE DRIVE

STAPLEHURST | KENT | TN12 0GL

A very well presented, detached four-bedroom neo Georgian style family house, by David Wilson Homes, circa 2021, including a sitting room with bay window, a separate study, a comprehensively fitted kitchen/dining room with integral appliances and feature bay window, complemented by a lawned rear garden, a detached single garage and a drive for parking, all occupying a convenient, central village location, a level walk to the high street amenities, mainline station and Sainsbury's supermarket. Cranbrook School catchment area.

Guide Price £599,500

FREEHOLD





9 LADE DRIVE STAPLEHURST, KENT, TN12 0GL

9 Lade Drive is a modern, neo Georgian style, detached family house by David Wilson homes, circa 2021, presenting brick elevations, set with sash style UPVC windows, beneath a pitched tiled roof. The property benefits from an NHBC guarantee five years remaining.

The well proportioned and presented accommodation is arranged over two floors and is described in more detail; entrance hall, cloakroom and study with an aspect of front, white panelled doors leading off to the sitting room, with feature bay window to front. A kitchen/dining room is comprehensively fitted with a range of units and drawers, Silestone work surfaces and tiled splash backs, inset 1 1/2 bowl stainless steel sink unit, integral appliances include AEG oven and grill, AEG five burner gas hob over and extractor hood, Electrolux dishwasher, fridge and freezer, feature bay window incorporating double doors, enjoying a pleasant aspect to rear across the garden. A useful utility room has fitted units and space and plumbing for a washing machine, Silestone work surface and tile splashback, door to outside.

Arranged over the first floor galleried landing are four bedrooms, incorporating a main bedroom with both fitted and built-in wardrobes, an aspect to front and an en suite shower room. Bedrooms two and three both double rooms. A family bathroom is fitted with a white suite including both a bath and a separate shower.

Outside a driveway provides parking for two vehicles with EV charging point, leading to a detached brick garage with metal up and over door, fitted with power and light, beneath a pitched tiled roof EV charging point. The front garden with central pathway and lawn to either side with established lavender borders. The rear garden complements the accommodation well laid to lawn with paved patio raised stopped beds including roses include all enclosed by wooden panel fencing.



- Entrance hall, cloakroom, utility and study
- Sitting room with feature bay window
- Comprehensively fitted kitchen/dining room with integral appliances and bay window overlooking rear garden
- First floor galleried landing
- Four bedrooms including main bedroom with en suite shower room
- Separate family bathroom
- Gas fired central heating
- Front and rear lawned garden
- Drive and detached single brick garage
- Level walk of amenities and mainline station

VIEWING: By appointment only.
Cranbrook Office: 01580 712888.

WHAT3WORDS: cocoons.traps.loaning

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas fired central heating

LOCAL AUTHORITY: www.maidstone.gov.uk

COUNCIL TAX: Band G **EPC:** B (85)

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

9 Lade Drive, Staplehurst, Tonbridge, TN12 0GL

Approximate Area = 1494 sq ft / 138.7 sq m

Garage = 223 sq ft / 20.7 sq m

Total = 1717 sq ft / 159.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Lambert and Foster Ltd. REF: 1424762

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Wadhurst, East Sussex TN5 6AA

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Hillhurst Farm, Stone St,
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