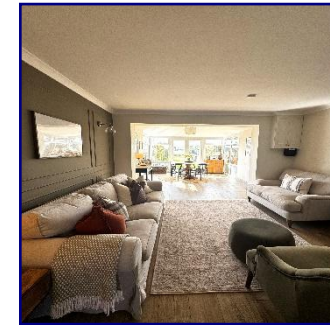


RADFORDS

ESTATE AGENTS

Village Houses

**49 , BELL LANE
STAPLEHURST
KENT, TN12 0BB
GUIDE PRICE £399,000
FREEHOLD**



The Estate Office, Crampton House
High Street, Staplehurst
Kent, TN12 0AU

enquiries@radfordsstates.co.uk
www.radfordsstates.co.uk
01580 893152

49, BELL LANE, STAPLEHURST, KENT, TN12 0BB

AN OPPORTUNITY TO ACQUIRE A BEAUTIFULLY PRESENTED AND THOUGHTFULLY UPDATED, MID-TERRACED COTTAGE IN THE HEART OF THE VILLAGE OF STAPLEHURST

ENTRANCE PORCH, KITCHEN, LOUNGE, DINING AREA, BATHROOM, LANDING, BEDROOM ON TOP FLOOR WITH ENSUITE, 2 FURTHER BEDROOMS, DRIVEWAY FOR 1 CAR (WITH EV CHARGING), REAR GARDEN WITH MAGNIFICENT VIEWS

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of Staplehurst, proceed to the top of the hill and almost opposite the Church turn into Bell Lane. Continue along and as the road bears to the right, continue straight along the unmade section and the property will be found a short way down.

DESCRIPTION With stunning countryside views, this mid-terraced cottage in the heart of Staplehurst has been thoughtfully refurbished in recent years to a high, contemporary standard, while retaining its charming character. Believed to date from the late 1930s to 1940s, the property has been carefully enhanced by successive owners, blending sympathetic décor with modern updates. The current sellers have also installed an EV charging point to the front of the property. Arranged over three floors, the home features a principal bedroom on the top floor, complete with its own compact en-suite and views across the south-west facing garden, which backs onto Wimpey Fields in Staplehurst.

Ideally positioned on Bell Lane in central Staplehurst, the property offers easy access to countryside walks as well as local amenities, including village shops and Staplehurst Train Station, providing convenient links to London—ideal for commuters.

The property is set on the outskirts of the popular Wealden village of Staplehurst with its range of local amenities including post office, Sainsburys supermarket, primary school and mainline station providing commuter services to London Charing Cross, Waterloo, London Bridge and Cannon Street (approximately 55 minutes). The County town of Maidstone is approximately 9 miles away providing a wider range of both shopping and leisure facilities. The property falls within the Cranbrook School catchment area.



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Opening front door into:

ENTRANCE PORCH

Laminate wood flooring. Shoe cupboard. Door to Family Bathroom. Fitted carpeting stairs leading to First Floor Landing. Door leading to...

KITCHEN

Laminate wood flooring. Window to front. Spotlights. Tiled backsplash. Range of base and eye level units fitted with quartz worktops. Under lights. 5 gas hobbed, Rangemaster (AGA) with extractor hood. Integrated slimline dishwasher. Integrated under-cabinet fridge and freezer compartment. 1.0 bowl ceramic sink. Shelving.

OPEN PLAN- LOUNGE

Laminate wood flooring. Radiator to side. Log burner. Panelled feature wall. EV charging fuse box.

OPEN-PLAN DINING ROOM

Laminate wood flooring. French doors leading to south-west facing garden with views over countryside. Space for dining table.

FAMILY BATHROOM

Door from Entrance Porch. Tiled flooring. Frosted window to side. WC. Hand wash basin. Panelled Bathtub with shower head attachment. Chrome heated towel rail. Cupboard concealing combi-boiler – only replaced last year. Cupboard concealing washing machine.

FIRST FLOOR LANDING

Fitted carpeting. Further stairs to second floor landing. Doors leading to:

BEDROOM 2

Fitted carpeting. Window to front. Radiator to rear. Over stairs storage with original door.

BEDROOM 3

Fitted carpeting. Window to rear, overlooking South-West facing garden. Radiator to front. Understairs storage with original door.

SECOND FLOOR LANDING

Fitted carpeting. Window to rear. Door to Main Bedroom:

BEDROOM 1

Fitted carpeting. Window to rear. Velux to front. Radiator to side. Spotlights. Over-stairs storage and additional built-in cupboard for storage. Eaves cupboard to front (currently behind bed). Space for King-size bed. Shelving.

COMPACT ENSUITE

Tiled flooring. Velux window to front. WC. Compact hand wash basin. Shower enclosure.

OUTSIDE

The garden is undoubtedly a standout feature of this already charming home. Its south-west facing aspect ensures it enjoys both afternoon and evening sun, making it ideal for outdoor living, especially when the French doors open from the Dining Room. A decked seating area is positioned at the far end of the generous garden, providing a perfect spot for entertaining; while there is no electricity at this point, it is well suited to a gas BBQ and relaxed evenings outdoors. The rear decking overlooks the Wimpey Fields, which does have a public footpath going through the fields but is mostly farmland. The back garden is also beautifully presented with rose bushes and well-maintained fences.

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Closer to the house, the garden features two well-sized sheds, both with electricity connected; the current owner uses these to house a tumble dryer and chest freezer. Stepping out through the dining room's French doors, you are welcomed onto an attractive patio that enjoys the morning sun, helping to create a bright and airy feel throughout the home.

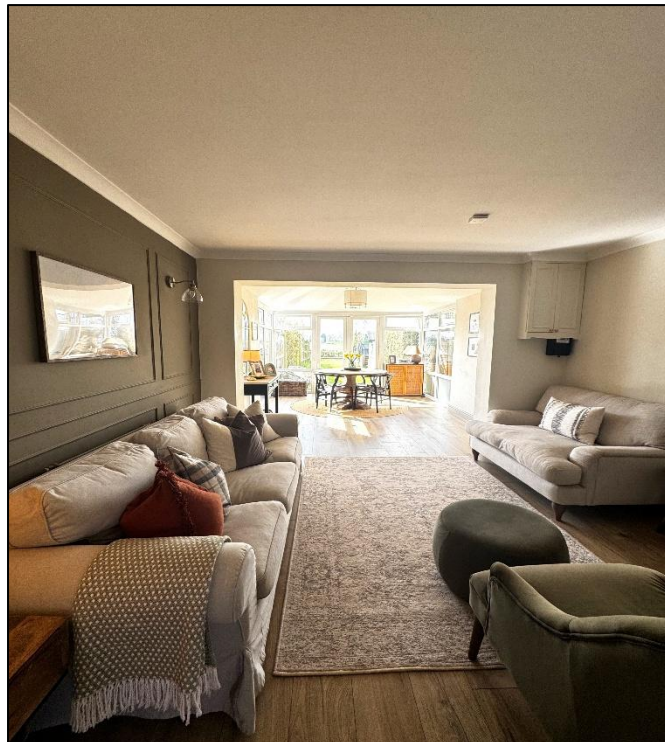
To the front of the property, there is a private parking space directly outside, complete with a modern EV charging point for electric vehicles.

AGENTS NOTE

***There is also side access for this property but please ask AGENT for further information.**



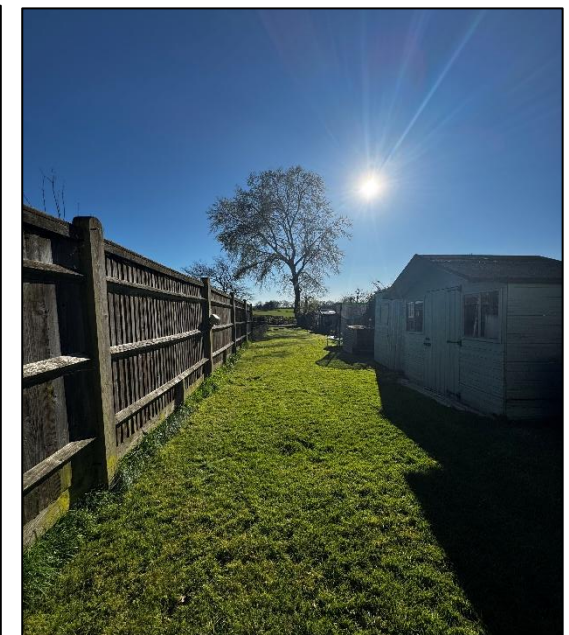
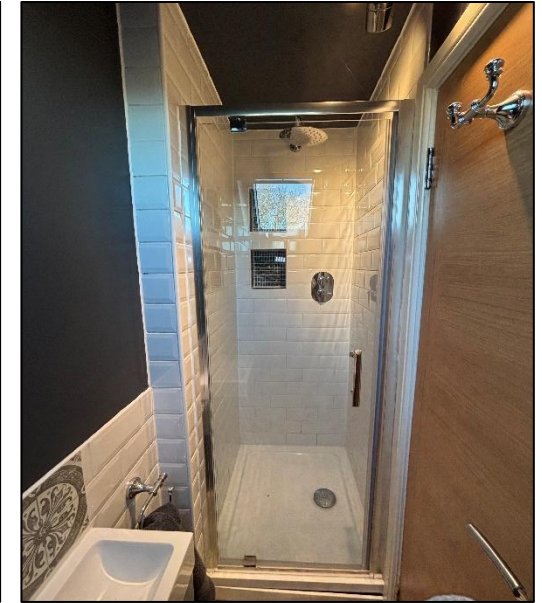
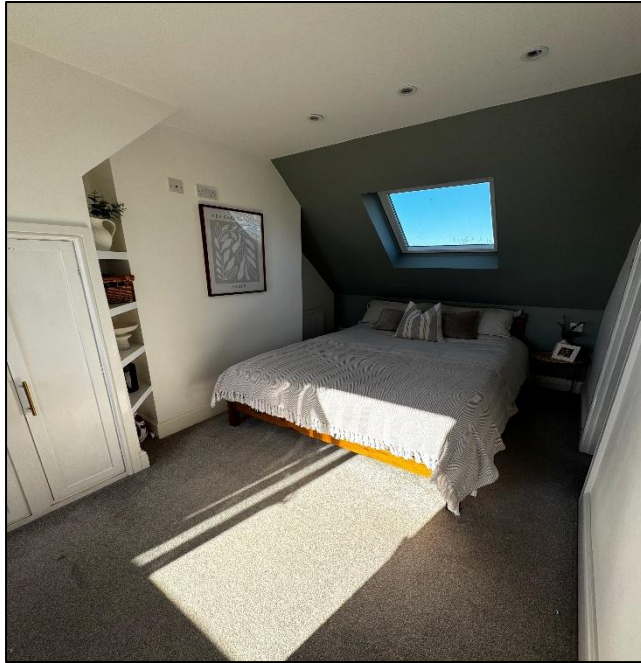
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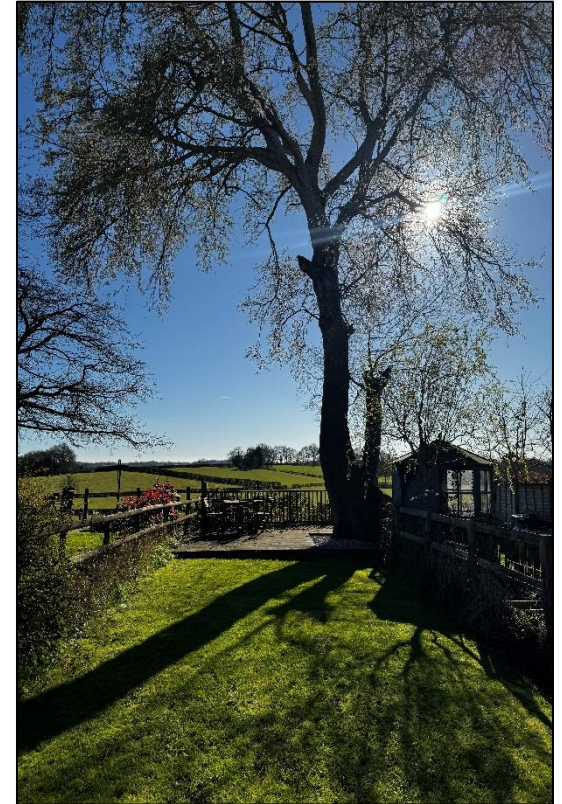


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VIEW FROM DECKING AT BOTTOM OF GARDEN



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COUNCIL TAX

Maidstone Borough Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating: D

MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

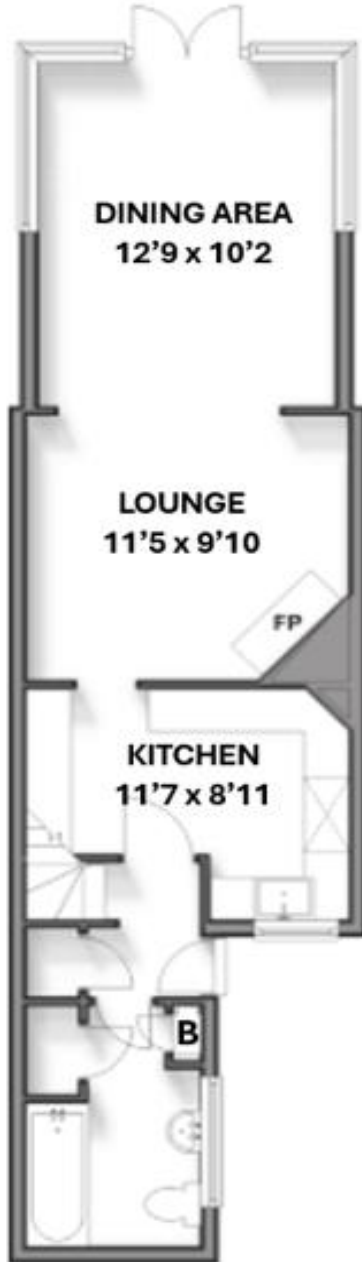
DISCLAIMER

These details and plans have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.

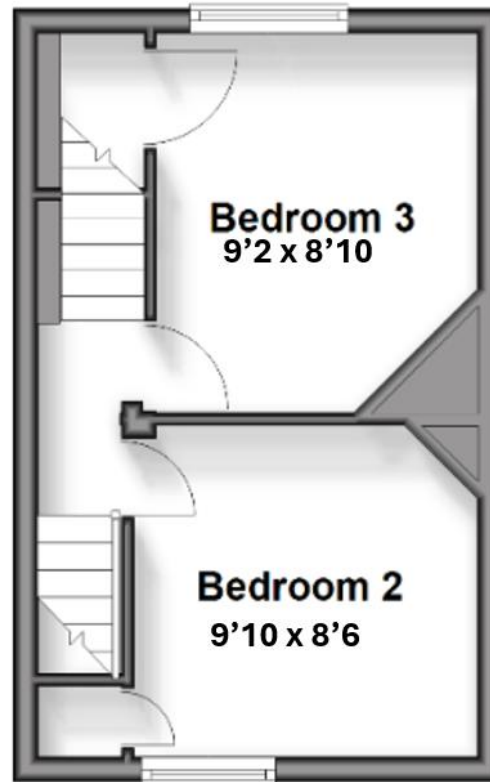
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FLOORPLANS

GROUND FLOOR
456.2 sq. feet



First Floor
Approx. 228.7 sq. feet



Second Floor
Approx. 173.4 sq. feet

