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Village Houses



7 GREAT THREADS
STAPLEHURST
KENT
TN12 0FJ

PRICE £545,000 FREEHOLD









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A BEAUTIFULLY PRESENTED DETACHED FAMILY RESIDENCE SITUATED ON THE OUTSKIRTS OF SMALL VILLAGE DEVELOPMENT WITH THE ADVANTAGE OF HAVING A RURAL OUTLOOK TO THE FRONT OF THE PROPERTY, SITUATED WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA.

ENTRANCE HALL, LOUNGE, KITCHEN / DINING ROOM, UTILITY ROOM, CLOAKROOM, LANDING, MASTER BEDROOM WITH EN-SUITE, THREE DOUBLE BEDROOMS, FAMILY BATHROOM, GARAGE, BEAUTIFULLY LANDSCAPED AND SECLUDED GARDENS, CRANBROOK SCHOOL CATCHMENT AREA.

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of Staplehurst proceed to the main crossroads, turn into Headcorn Road and continue along, take the third turning on the left into Great Threads and the entrance to the property will be almost immediately on the left as you turn in.

DESCRIPTION

One of the important features of this property is its location, enjoying a private frontage with a nature pond. The property was originally an ex-show home and finished to a higher quality standard than the norm. Six years are left on the NHBC warranty and the accommodation is spacious, well-presented and the house is finished to a higher-than-average specification, being an ex-show house. Another exciting feature is the beautifully landscaped rear garden with herbaceous borders and terraced area. An internal inspection is highly recommended.

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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The accommodation comprises:

ENTRANCE HALL
Partially glazed front door. Fitted carpeting. Radiator. Door off to:

LOUNGE
Window to front. Fitted carpeting. Radiator. Interestingly the property enjoys benefit of feature fireplace with fitted electric fire.

KITCHEN / DINING ROOM AREA
Patio doors opening onto rear garden. Laminate tile flooring. Radiator. Fitted spotlights. Fitted out with quality base and eye-level units with under lighters. Worktops finished in onyx with one and a half bowl sink unit with monobloc tap. Integrated fridge/freezer. Siemens double-oven and ceramic hob with extractor hood over and integrated dishwasher. Door off to:

UTILITY ROOM
Door to garden and unit and wash basin space and plumbing for washing machine and tumble dryer. Door off to:

CLOAKROOM
WC suite and handwash basin.

STAIRCASE
Fitted carpeting. Leading to:

FIRST FLOOR LANDING
Window to rear. Radiator. Access to insulated loft. Airing cupboard.

MASTER BEDROOM
Window to front. Radiator. Fitted carpeting. Double fitted wardrobe cupboards with mirrored doors. Door off to en-suite with walk in shower cubicle. Handwash basin. WC suite. Chrome heated towel rail. Shaver point.

BEDROOM TWO
Window to rear. Fitted carpeting. Radiator. Fitted hanging rail.

BEDROOM THREE
Window to front. Radiator. Fitted carpeting.

BEDROOM FOUR
Window to rear. Built in wardrobe cupboard. Carpeting. Radiator.

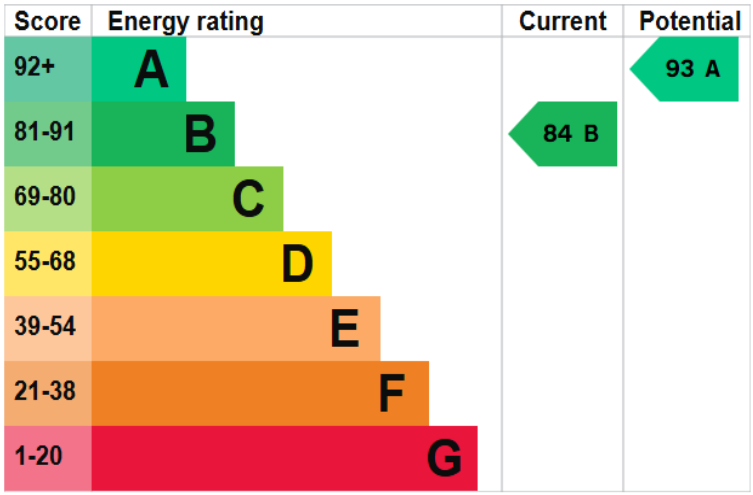
FAMILY BATHROOM
Panel bath with fitted shower and screen. Handwash basin. WC suite. Tiled flooring. Medicine cabinet. Chrome heated towel rail. Shaver point.

OUTSIDE
Property enjoys an area of frontage with lawn and border. Paved car parking area providing parking for two cars. Access to garage with up and over door, light and power. Side gate with access to side service area leading through to rear garden laid mainly to lawn and fully fenced garden, beautifully landscaped with established area of lawn and well stocked herbaceous borders forming a feature of the garden. Additionally, there is a paved area of terrace and an additional circular patio area as well. Externally, lighting, power and tap are available.

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COUNCIL TAX
Maidstone Borough Council Tax Band **F**

ENERGY PERFORMANCE CERTIFICATE



EPC Rating: **B**

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.

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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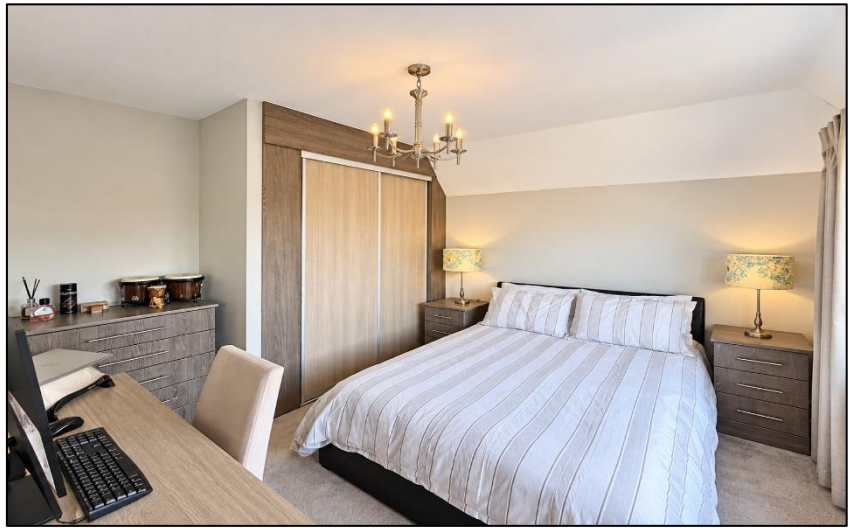
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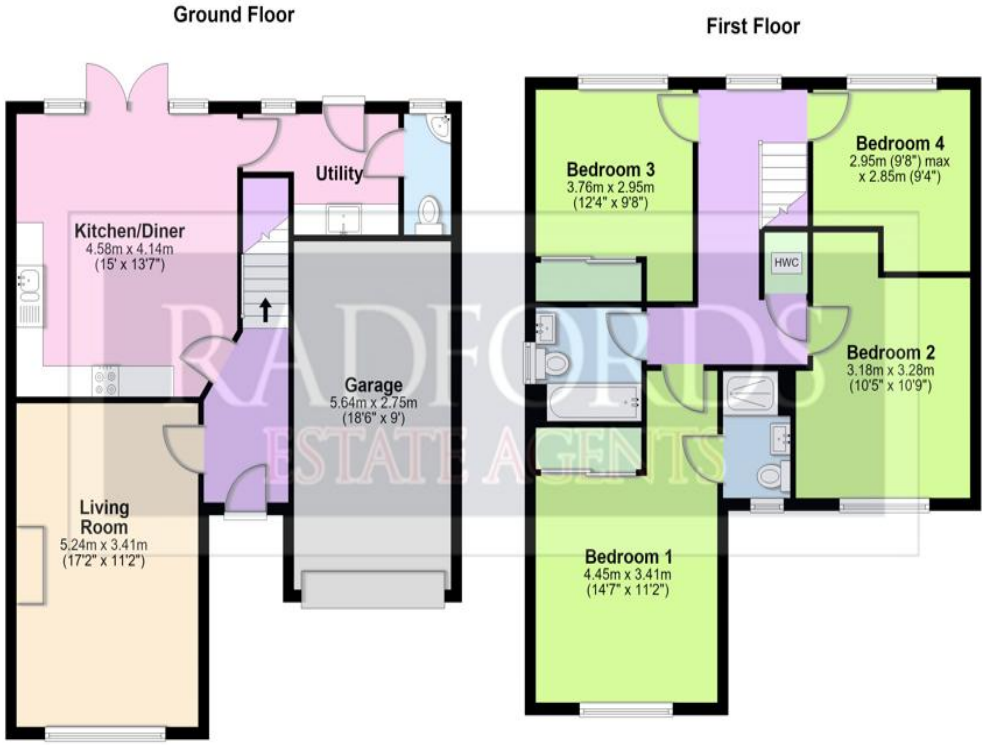




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FLOORPLANS



Total area: approx. 132.4 sq. metres (1425.2 sq. feet)

Dimensions are approx and the floorplan is for illustrative purposes only
Garage area included in total floor area
Plan produced using PlanUp.

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