

**RADFORDS**  
ESTATE AGENTS

*Village Houses*



**NORTH COTTAGE  
HIGH STREET  
STAPLEHURST  
KENT TN12 0BH  
PRICE £495,000 FREEHOLD**



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# NORTH COTTAGE, HIGH STREET, STAPLEHURST, KENT, TN12 0BH

**A BEAUTIFULLY PRESENTED GRADE II LISTED TUDOR PERIOD COTTAGE ADJOINING LODDENDEN MANOR IN THE VILLAGE OF STAPLEHURST AND SITUATED WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA**

**ENTRANCE VESTIBULE, CLOAKROOM, DRAWING ROOM, DINING ROOM, BEAUTIFULLY REFURBISHED KITCHEN, LANDING, BEDROOM WITH ENSUITE, THREE FURTHER BEDROOMS, TWO BATHROOMS AND BEAUTIFULLY LANDSCAPED GARDENS**

**VIEWINGS** Strictly by appointment with the Agent as above.

**DIRECTIONS** From our Staplehurst office proceed a short way along the High Street in the northern direction and the cottage will be found a short way along on the right-hand side with our For Sale board outside.

## **DESCRIPTION**

An outstanding example of an important village semi-detached cottage formerly part of the Loddenden Manor Estate, having been refurbished with great care to retain many of the beautiful period features with a wealth of exposed beams, inglenook fireplace and quality fitted kitchens and bathrooms. An internal inspection is highly recommended. The property benefits from full gas-fired central heating. The garden is nicely secluded and landscaped.

The property is set within 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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Oak front door opening into:

## **ENTRANCE VESTIBULE**

Brick finished flooring. Radiator. Exposed beam. Old oak door opening through to:

## **CLOAKROOM**

WC. Corner hand wash basin. Radiator. Brick finished flooring. Exposed beams. Traditional window to side.

## **DINING ROOM**

Heavily beamed ceiling. Leaded window to side. Engineered wood flooring. Exposed brickwork. Radiator. Energy saving downlights.

## **DRAWING ROOM**

A fabulous room approached through old original oak door. Window to front. Heavily beamed ceilings. Engineered wood flooring. Fine inglenook fireplace with oak bressummer beam with tiled hearth and fitted wood burning stove. Understairs cupboard. Energy saving downlights.

## **KITCHEN**

Recently refurbished with high quality kitchen. Two roof Velux windows providing extra lighting with leaded window to rear and stable door opening to garden area. Exposed beams. Fitted out with quality base units with Quartz worktop surfaces with inset twin ceramic butler style sinks. Leisure gas-fired range with electric ovens and extractor hood. Integrated American style fridge freezer. Radiator. Tiled flooring. Traditional old oak door opening to:

## **UTILITY ROOM**

Worktop surface. Integrated washing machine and dish washer. Tiled flooring. Hot water tank. Worcester gas-fired boiler serving domestic hot water and central heating.

## **STAIRCASE**

Fine original oak staircase beautifully preserved leading to:

## **FIRST FLOOR LANDING**

Old oak flooring. Exposed beams. Old style window to front. Radiator.

## **BEDROOM 1**

Traditional window to rear. Exposed beams. Fine oak panelled flooring. traditional fireplace with oak bressummer beam over hearth. Built-in double wardrobe cupboards and further wardrobe cupboard. Energy saving downlights.

## **ENSUITE**

Window to rear. Tiled flooring. WC. Pedestal hand wash basin. Shower cubicle. Chrome heated towel rail. Exposed beams. Energy saving downlights.

## **INTERNAL LANDING AREA**

Leading to:

## **BEDROOM 2**

Window to rear. Exposed beams. Limed engineered wood flooring. Radiator. Energy saving downlights.

## **FAMILY BATHROOM**

Window to front with venetian blind. Bath. Hand wash basin. WC. Tiled flooring. Exposed beams. Radiator. Energy saving downlights.

## **STAIRCASE**

Carpeting. Leading to:

## **SECOND FLOOR LANDING**

Attractive beam work. Internal windows one partially glazed.

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## **BEDROOM 3**

Exposed beams. Radiator. Velux window. Fitted carpeting.

## **BEDROOM 4**

Window to rear. Wood laminate flooring. Exposed beams. Radiator.

## **ADDITIONAL BATHROOM**

Leaded window to side. Shaped Victorian style bath. Hand wash basin. WC. Tiled flooring. Exposed beams. Energy saving downlights. Radiator. Eaves cupboard.

## **OUTSIDE**

The property enjoys side access with gate leading through to the rear garden. Secluded and landscaped with crazy paves terraced area with additional decking area incorporating feature pond. Neatly hedged with borders. One of the features is the shed built in Jack built style. The garden extends to the side with area of lawn which is nicely screened with herbaceous borders. Further area with summer house overlooking garden.

## **COUNCIL TAX**

Maidstone Borough Council Tax Band E

## **MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

*These details 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



Total area: approx. 163.0 sq. metres (1754.5 sq. feet)

Dimensions are approx

Plan produced using PlanUp.