



High Street, Staplehurst, TN12 0BL
Guide Price £800,000



GUIDE PRICE £800,000 TO £850,000STUNNING GRADE II LISTED ATTACHED PERIOD HOME – FOUR BEDROOMS – APPROX. 0.55 ACRE PLOT – GARAGE – CRANBROOK SCHOOL CATCHMENT

This beautifully presented and characterful Grade II listed home is set within the heart of the sought-after village of Staplehurst, offering generous and versatile accommodation arranged over three floors, all set within a delightful plot of approximately 0.55 of an acre. Bursting with period charm and sympathetically updated throughout, the property consists of a superb lower ground floor with a high-specification kitchen fitted with quality appliances and a sociable family/dining space – ideal for modern living. A separate utility room and two large storage cupboards provide practicality. The ground floor features a welcoming entrance hall, a stunning sitting room with a feature fireplace, a cloakroom, and a generous bedroom with en suite and its own charming balcony enjoying a southerly aspect. Upstairs, the principal bedroom benefits from fitted wardrobes, while the family bathroom offers both a bath and separate shower. There is a further double bedroom with en suite, and a fourth bedroom – currently used as a study – which enjoys French doors leading onto a lovely balcony overlooking the gardens. Outside, the property offers a spacious driveway offering ample parking, a garage, and beautifully maintained gardens predominantly laid to lawn with various seating areas – perfect for entertaining or relaxing. Staplehurst is a vibrant village with a range of local amenities, including a primary school, convenience stores, pubs, and a doctor's surgery. The mainline railway station provides direct services to London Bridge, Charing Cross, and Cannon Street, making it ideal for commuters. The property also lies within the much-coveted Cranbrook School catchment area. Call Page and Wells today to book your viewing!



LOWER GROUND FLOOR

Kitchen 26'0" x 12'4" (7.95m x 3.76m)

Family Room 18'4" x 17'11" (5.60m x 5.47m)

Store 11'7" x 6'0" (3.54m x 1.85m)

Utility Room 6'11" x 6'5" (2.12m x 1.98m)

GROUND FLOOR

Sitting Room 20'3" x 15'3" (6.18m x 4.66m)

Bedroom 2 15'7" x 12'7" (4.76m x 3.86m)

En-Suite

FIRST FLOOR

Bedroom 1 20'8" x 15'0" (6.30m x 4.58m)

Bedroom 3 15'11" x 12'7" (4.87m x 3.86m)

En-Suite

Bedroom 4/Study 9'0" x 8'8" (2.75m x 2.66m)

Family Bathroom

EXTERNALLY

Garage 18'2" x 9'4" (5.56m x 2.86m)

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South Surrenden Manor, High Street, Staplehurst, Tonbridge, Kent

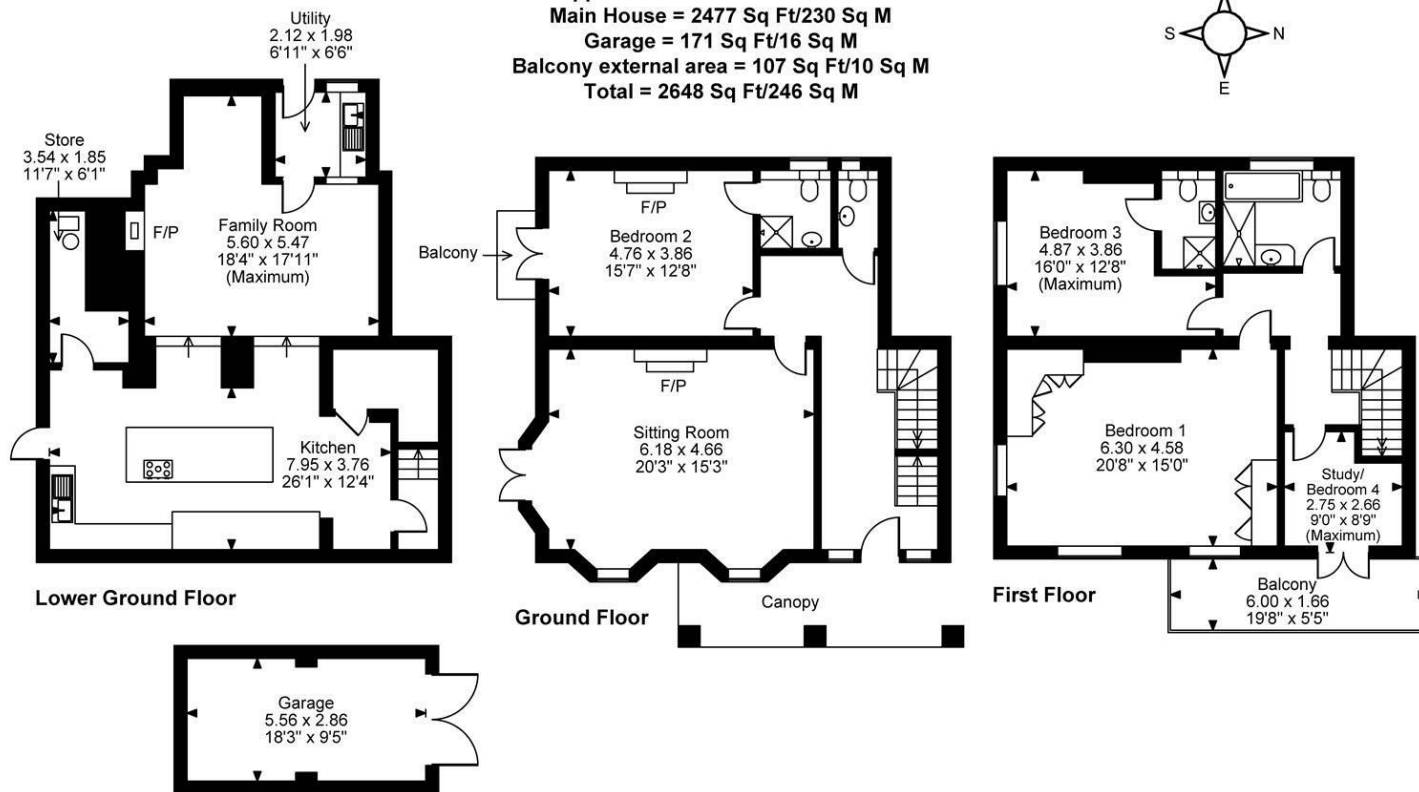
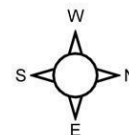
Approximate Gross Internal Area

Main House = 2477 Sq Ft/230 Sq M

Garage = 171 Sq Ft/16 Sq M

Balcony external area = 107 Sq Ft/10 Sq M

Total = 2648 Sq Ft/246 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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