

RADFORDS
ESTATE AGENTS

Village Houses



CURLEWS
67 BELL LANE
STAPLEHURST
KENT TN12 0BB
PRICE £850,000 FREEHOLD



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CURLEWS, 67 BELL LANE, STAPLEHURST, KENT, TN12 0BB

AN EXCEPTIONAL AND BEAUTIFULLY PRESENTED DETACHED FAMILY HOUSE SET IN AN IDYLIC AND UNRIVALLED RURAL SETTING ENJOYING MAGNIFICENT VIEWS OVER ADJOINING OPEN COUNTRYSIDE.

ENTRANCE HALL, LIVING ROOM, DINING ROOM, LARGE QUALITY CONSERVATORY, KITCHEN, UTILITY ROOM, CLOAKROOM, LANDING, FOUR BEDROOMS WITH ONE ENSUITE, FAMILY BATHROOM, GARAGE, SITUATED IN APPROX. 1/3 OF AN ACRE (UNMEASURED), GARAGE, CRANBROOK SCHOOL CATCHMENT AREA

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From Staplehurst proceed to the top of the hill by the church and turn into Bell Lane. Continue along and as the road bears right into Jaggard Way proceed straight ahead into the unmade section of the road. Curlews will be found at the far end on the left hand side with our For Sale board outside.

DESCRIPTION

An outstanding and exceptional opportunity to acquire an architect designed family home built in the late 1970's to a high standard and specification. The property's position is a feature backing onto open farmland with magnificent views and tranquillity. Equally the large quality conservatory room opening out onto a terrace veranda area is an outstanding feature as well. Benefitting from full double glazing and gas fired central heating, the boiler has been recently renewed. 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:

ENTRANCE HALL

Fitted carpeting. Radiator. Useful understairs cupboard. Door leading off to:

LIVING ROOM

Double aspect with window to side and opening patio styled doors leading through to conservatory. Fitted carpeting. Three radiators. Feature electric fire unit. Two uplighters.

CONSERVATORY

Spacious and quality construction. Double glazing. Opening and tilting patio doors leading through to veranda terraced area.

DINING ROOM

Window to side. Fitted carpeting. Radiator. Enjoying magnificent views.

KITCHEN

Double aspect with window to front and side. Fitted out with range of base and eye level units with under lighters and inset ceramic sink with monobloc tap. Gas hob with extractor hood over and Neff double oven. Integrated dishwasher and refrigerator. Radiator. Door off to:

UTILITY ROOM

Door leading to garden. Space and plumbing for washing machine. Door off to:

CLOAKROOM

WC. Hand wash basin. Tiled flooring.

STAIRCASE

Window to side. Fitted carpeting. Half landing.

LANDING

Window to front. Access to loft. Cupboard housing Valliant gas-fired boiler recently replaced.

BEDROOM 1

Window to rear with magnificent views. Radiator. Fitted carpeting. Fitted out with quality wardrobes extending to bedhead and bedside table and matching dressing table unit.

BEDROOM 2

Window to rear. Radiator. Radiator. Fitted carpeting.

ENSUITE

Shower cubicle. Corner hand wash basin. WC.

BEDROOM 3

Window to front. Radiator. Fitted carpeting.

BEDROOM 4

Window to side. Radiator. One wall fitted with quality book shelving and additional side cupboard, ideal for study.

FAMILY BATHROOM

Newly refitted. Panelled bath with shower attachment and screen. Combine vanity wash basin/WC unit. Chrome heated towel rail. Useful storage cupboard.

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OUTSIDE

As previously mentioned, the property is set in approximately 1/3 of an acre of beautifully landscaped gardens and grounds which is laid mainly to lawn. The garden extends to either side of the property with attractive features. At the bottom of the garden is a garden shed. Outstanding views over adjoining countryside.

GARAGE

Personal door from Entrance Hall.

COUNCIL TAX

Maidstone Borough Council Tax Band F

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 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.

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



Total area: approx. 160.9 sq. metres (1731.4 sq. feet)

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