

**RADFORDS**  
ESTATE AGENTS

*Village Houses*



**PAMPAS  
HEADCORN ROAD  
STAPLEHURST  
KENT, TN12 0BU  
PRICE £435,000 - FREEHOLD**



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

rightmove

onTheMarket.com

Zoopla

PrimeLocation.com

APPROVED CODE

The Property Ombudsman

RLA

CMP

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# PAMPAS, HEADCORN ROAD, STAPLEHURST, KENT, TN12 0BU

**A BEAUTIFULLY EXTENDED AND DETACHED FAMILY HOME OFFERING GOOD PRIVACY AND GENEROUS SIZED ROOMS**

**ENTRANCE PORCH/HALLWAY, LIVING ROOM, ADDITIONAL FAMILY ROOM, KITCHEN & DINING ROOM, LANDING, BEDROOM 1 WITH OFFICE SPACE & ENSUITE, BEDROOM 2, BEDROOM 3, FAMILY BATHROOM**

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

**DIRECTIONS** From the traffic lights in Staplehurst, take the turning into Headcorn Road and then take the second right into Poyntell Road, then immediately turn left and the house will be the second along on the right-hand side.

## DESCRIPTION

A superbly maintained and much-loved family home, tucked away in a secluded walkway close to Headcorn Road in the village of Staplehurst. The property offers well-proportioned rooms that enhance the overall flow and functionality of the layout. The position of the property means that not only are you nicely tucked away from the main road noise but you also enjoy a short walk to Staplehurst Station and the rest of the village's amenities. The property benefits from a private garage and driveway providing off-road parking for one vehicle, conveniently located just around the corner, with additional access available via the rear garden.

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 replacement turnkey door opening into:*

### **ENTRANCE PORCH**

Tiled flooring. Radiator to rear. Shelving. Window to side and front. Door to hallway...

### **HALLWAY**

Vinyl tiled flooring replaced in 2022. Fully carpeted stairs leading to first floor landing. Understairs storage with boiler and meters. Hive thermostat. Door to right leading into:

### **LIVING ROOM**

Fitted carpeting. Window to front. Radiator to front. Built-in unit for storage.

### **ADDITIONAL FAMILY ROOM**

Fitted carpeting. Window to front. Previously used as study now used as children's playroom. Connects through to:

### **OPEN PLAN KITCHEN/DINER**

Tiled flooring. Window to rear. Range of base and eye level units with integrated appliances, dishwasher, gas oven and hob with extractor fan. Pantry to side. 1.5 stainless steel sink. Shelving.

### **DINING ROOM**

Strip oak flooring. Window to rear. Radiator to side. Sliding door providing access to south facing rear garden.

### **LANDING**

Fully carpeted stairs leading to first floor landing. Access to boarded loft with ladder and light. Airing cupboard. Doors towards:

### **BEDROOM ONE**

Fitted carpeting. Window to rear.

*Additional office space to side with window & radiator to rear, and door to ensuite...*

### **ENSUITE**

Tiled flooring. Walk-in shower. WC. Inset basin with storage cupboards. Towel heater to side. Shelving.

### **BEDROOM TWO**

Fitted carpeting. Window to front. Radiator to rear.

### **BEDROOM THREE**

Fitted carpeting. Window to front. Radiator to rear. Over stairs storage used as wardrobe.

### **FAMILY BATHROOM**

Tiled flooring. Window to rear. Bathtub with shower attachment. WC. Hand wash basin. Towel heater to side. Spotlights. Mirror cabinet.

### **OUTSIDE**

The property is pleasantly secluded to the front, with established bushes providing effective screening from the road. The front garden is predominantly laid to lawn, with a paved pathway leading to the front door and offering side access.

The rear garden is also mainly laid to lawn and features a paved terrace overlooking the garden, creating an ideal space for outdoor entertaining. Side access is available from this area. Beyond, the garden continues with raised flower beds at the far end before gently turning to the right, where a small storage shed is located along with access to the garage. The garage is connected to mains electricity and power, with additional off-road parking available directly in front for one vehicle.



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## COUNCIL TAX

Maidstone Borough Council Tax Band: E

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

## MONEY LAUNDERING REGULATIONS

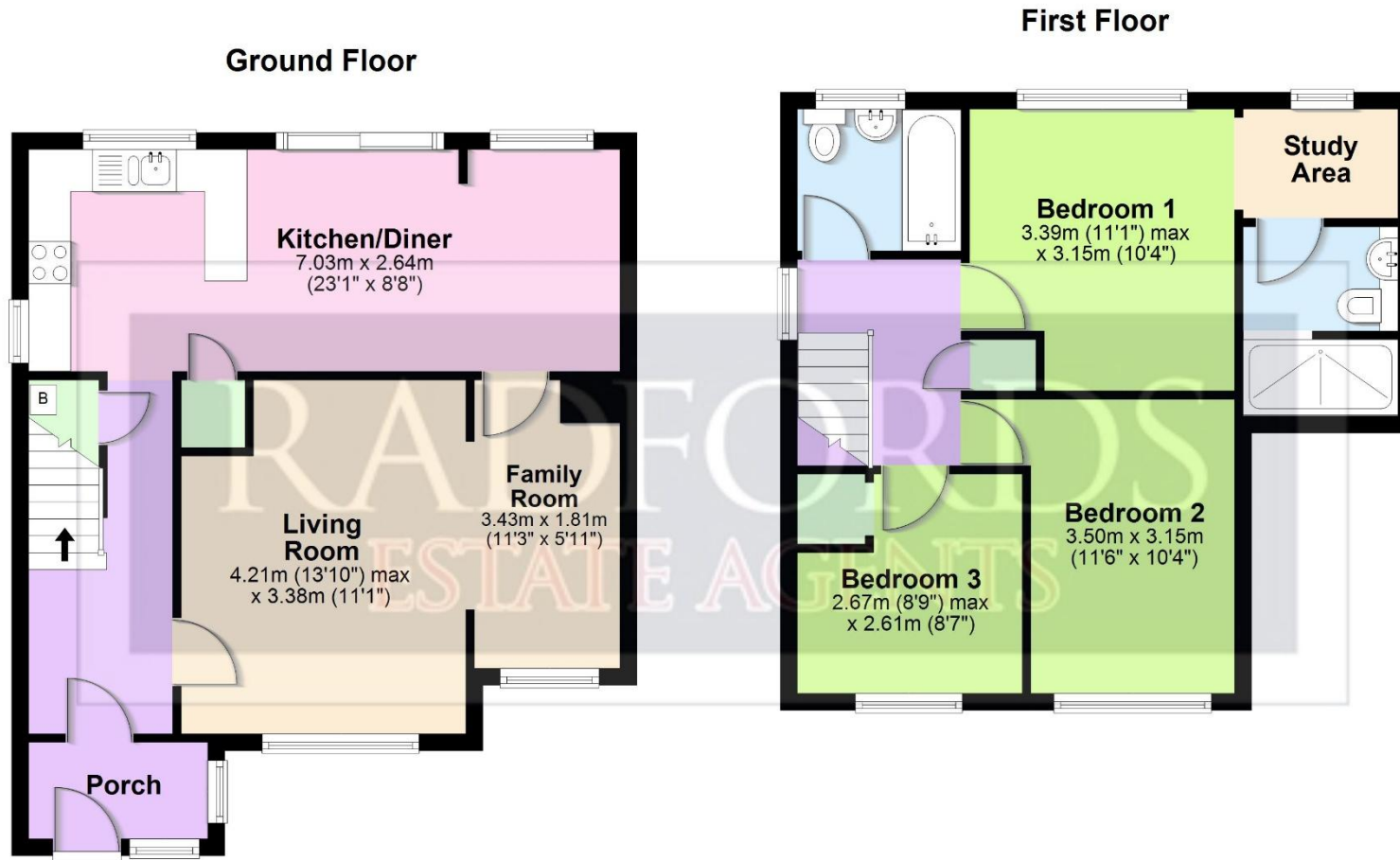
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

*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. 93.5 sq. metres (1005.9 sq. feet)

Dimensions are approx

Plan produced using PlanUp.