



**Bramleys,
Marden Road, Staplehurst, Kent TN12 0PE**

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Price Guide : £635,000

Bramleys is a spacious semi-detached four bedroom property standing in large mature gardens situated along a rural lane on the outskirts of the popular village of Staplehurst and must be viewed to be appreciated.

Bramleys would make an ideal family home with generous accommodation arranged over three floors including a very large reception room is ideal for modern day living and entertaining and due to the size of the plot there may be the opportunity to extend, subject to planning permission.

The south facing garden is a particular feature of the property with large expanses of lawned garden with mature trees and plants, there is a good size driveway with parking leading to the detached double garage.

The property also benefits from being just a short drive from the village with everyday local amenities and the mainline station at Staplehurst offers a regular train service to London.

- Attractive semi-detached four bedroom family home
- Large south facing gardens with a Conservatory to the rear
- Spacious 20'11 Sitting Room / Dining Room with feature fireplace
- Good size driveway with parking leading to the Detached double garage
- Large plot with potential to extend – subject to planning permission
- Accessible semi-rural country setting
- Easy reach of Staplehurst village and the main line train station

SITUATION Bramleys is conveniently situated on the edge of the popular village of Staplehurst which offers a wider range of local shops including a general stores, chemist, dentist and doctor's surgery as well as a primary school and ancient Church, there are also some lovely countryside walks to be enjoyed in the surrounding areas. Bramleys is also within easy reach of the mainline station in Staplehurst with services to London as well as Ashford International Station and the Eurostar. The well-known market town of Maidstone is also within easy driving distance offering extensive shopping and entertainment facilities. The property also falls in the Cranbrook School catchment area.

Viewing through WarnerGray 01580 766044

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The accommodation comprises the following with approximate dimensions: The front door opens in the **ENTRANCE HALL / STUDY** 12'6 x 9'9 (maximum) which is a bright flexible room with ample space for coats and storage. Windows to the side and rear. Staircase to the first floor. Door to :

SITTING ROOM / DINING ROOM 23'4 x 11'2 (max). A wonderful double aspect reception room with a large bay window overlooking the front garden and French windows opening onto the terrace and garden beyond. An attractive Victorian style fireplace is the focal point of the room with decorative surrounds and mantle with useful cupboards to either side. Cupboard housing the central heating boiler. Door to the :

KITCHEN / BREAKFAST ROOM 12'6 x 11'2. Fitted with a range of base cupboards under Quartz worksurfaces with inset sink unit with drainer and mixer tap. Corner fitted hot with extractor above. Space for washing machine and dishwasher. Built in fridge / freezer. Terracotta tiled flooring. Windows to the side and conservatory. Space for dining table and chairs.

CONSERVATORY 10'3 x 7'1. A place to sit and relax overlooking the garden with doors leading outside to the terrace area.

FIRST FLOOR Stairs to the entrance hall lead up to the landing with window to the front and stairs to the second floor.

BEDROOM 1 20'5 x 10'5 maximum. An impressive double-looking bedroom with countryside views with good built in storage cupboards (one housing the hot water cylinder). Windows to the side and rear door to **EN-SUITE SHOWER ROOM** Fitted with a white suite comprising w.c. Shower cubicle, wash hand basin in vanity unit. Window to the rear.

BEDROOM 2 10'9 x 6'11. Window to the garden. Built in storage cupboard.

FAMILY BATHROOM Suite comprising corner bath, low level w.c. wash hand basin. Window to the front.

SECOND FLOOR

BEDROOM 3 14'1 x 10'11 maximum. A deceptively spacious room with built in storage and large velux window.

BEDROOM 4 11'10 x 9'5. A further good size room with window to the side.

OUTSIDE

To the front is a pedestrian path leading to the front door surrounding by mature climbing plants and flowers, for vehicular access Bramley is approached over a driveway providing parking and turning space leading to the **DETACHED DOUBLE GARAGE** 19'5 x 17'10 (approximate dimensions). The large mature gardens are mainly to the side and rear of the property mainly lawned with established plants, shrubs and bushes with plenty of space for children to run around and enjoy.

The property stands in a good size plot and would appear to have potential to extend (subject to the necessary planning permission).

SERVICES Mains water, electricity, gas and drainage. Gas central heating. EPC D

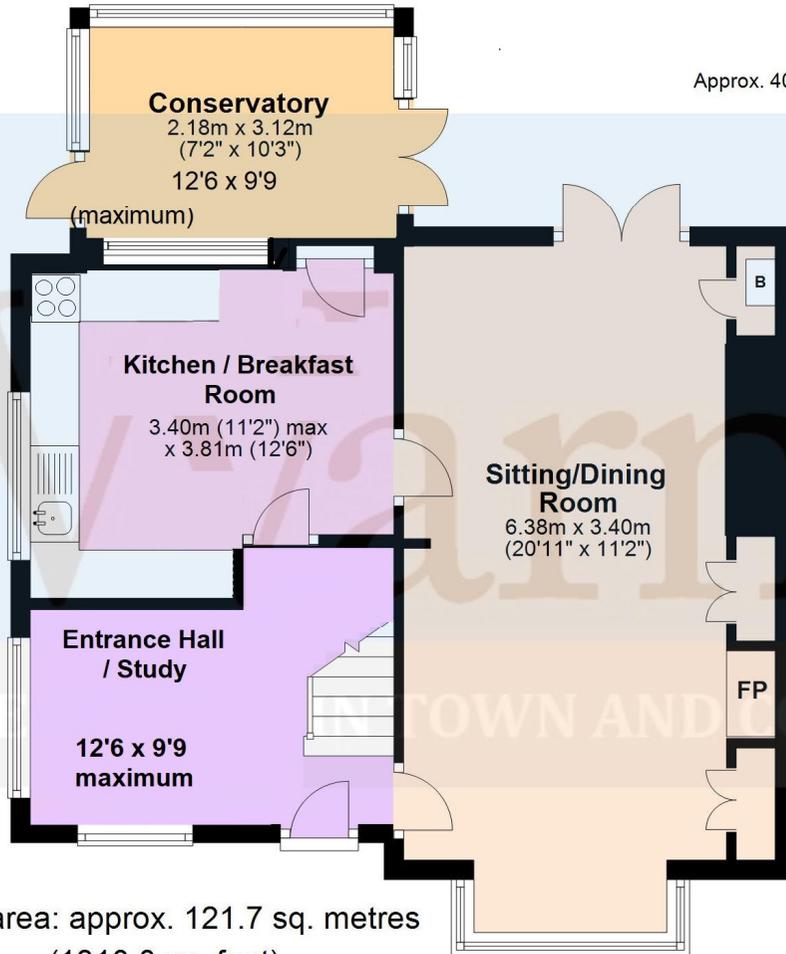
DIRECTIONS On entering Staplehurst on the A229 Cranbrook Road, continue through the village passing a small parade of shops on the left and continue until reaching a small crossroads and traffic lights and turn left onto the Marden Road. Continue along this road and the property will be found on the hand side hand side before a small crossroads.

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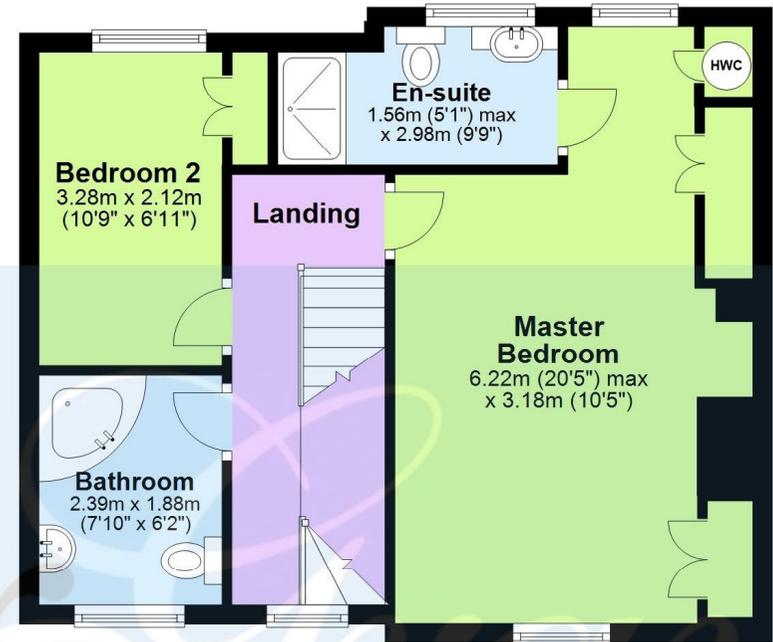
Ground Floor

Approx. 51.3 sq. metres (551.7 sq. feet)



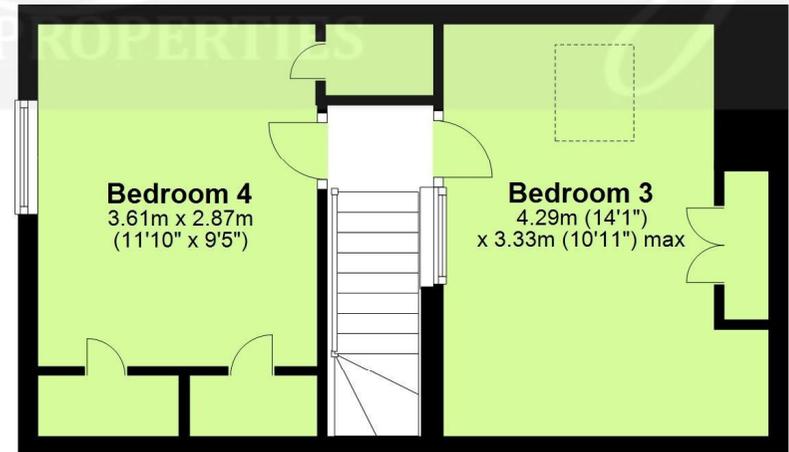
First Floor

Approx. 40.8 sq. metres (439.3 sq. feet)



Second Floor

Approx. 29.6 sq. metres (319.0 sq. feet)



Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide. Plan produced using PlanUp.



