Lime Trees
Staplehurst TN12 0SS
Offers Over £450,000

KHP
www.khp.me

COUNTRY HOMES

Staplehurst TN12 0SS

Situated on a very sought after development in Staplehurst is this stunning 4 bedroom detached home.
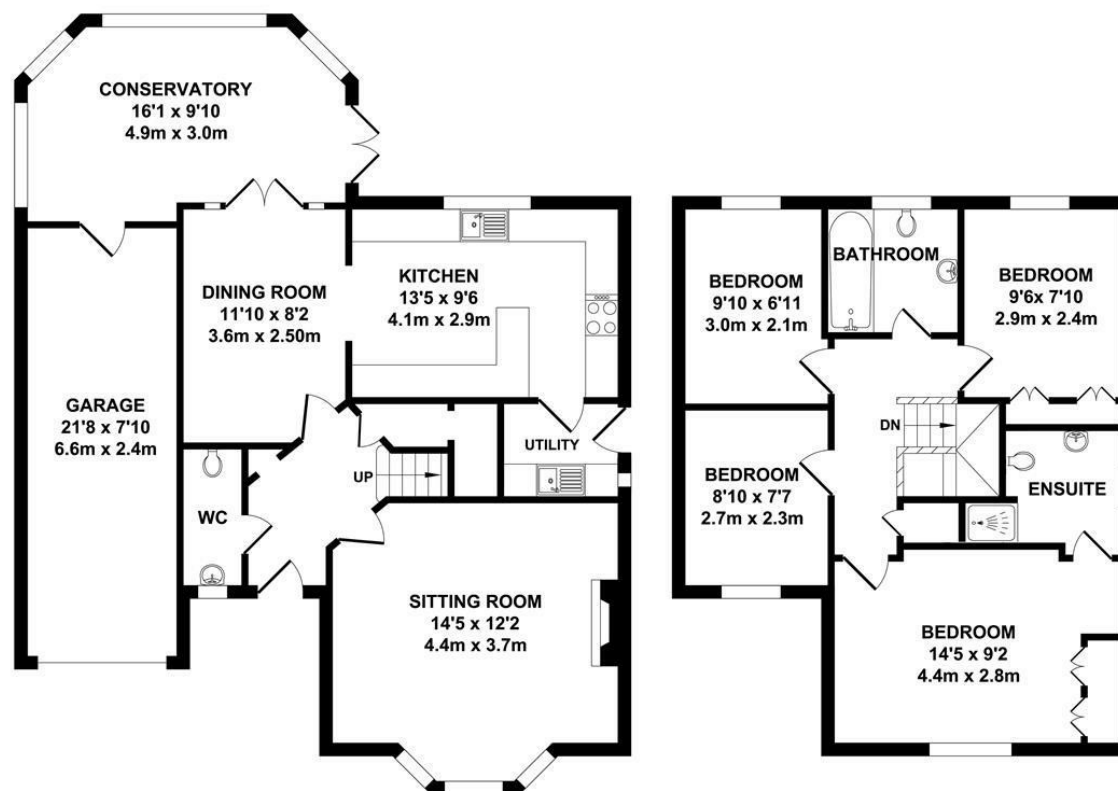
Located on a private driveway for just 4 homes, the location is perfect. Not only do you have privacy, but all amenities are in walking distance. Which includes local shops, primary school, mainline station and excellent transport links.

The home itself has everything you could possibly need. With a stunning open plan kitchen and dining room with granite work surfaces and Amtico flooring, it is the perfect space for entertaining and even has a large conservatory with Travertine stone flooring and underfloor heating, to accommodate more guests. To complete the package you have 4 bedrooms, a family bathroom and an en-suite shower room.

Should you require even more space over the years, there is also the possibility to extend above the garage subject to obtaining the relevant planning permission. You also have parking for 4 cars and a beautiful garden with a sunny aspect.
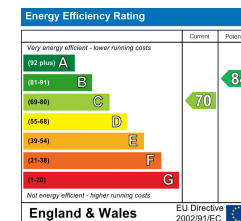
• Stunning detached property

• 4 bedrooms

• 2 reception rooms

• En-suite shower room

• Separate utility room

• Large conservatory

• Off street parking

• Garage

• Sought after village location

CONSERVATORY
16'1 x 9'10
4.9m x 3.0m

KITCHEN
13'5 x 9'6
4.1m x 2.9m

DINING ROOM
11'10 x 8'2
3.6m x 2.50m

GARAGE
21'8 x 7'10
6.6m x 2.4m

UP

UTILITY

WC

SITTING ROOM
14'5 x 12'2
4.4m x 3.7m

BATHROOM

BEDROOM
9'10 x 6'11
3.0m x 2.1m

BEDROOM
9'6x 7'10
2.9m x 2.4m

DN

BEDROOM
8'10 x 7'7
2.7m x 2.3m

ENSUITE

BEDROOM
14'5 x 9'2
4.4m x 2.8m

GROUND FLOOR
APPROX. FLOOR AREA
861 SQ. FT.
(79.98 SQ. M)

FIRST FLOOR
APPROX. FLOOR AREA
533 SQ. FT.
(49.55 SQ. M)

TOTAL APPROX. FLOOR AREA 1394 SQ.FT. (129.53 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Zome Media ©2018

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		84
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

3 High Street, Marden, Kent TN12 9DR
01622 276 000
marden@khp.me

KHP
www.khp.me
COUNTRY HOMES

Location Map