

RADFORDS
ESTATE AGENTS

Village Houses



**4 NEWTOWN COTTAGES
GEORGE STREET
STAPLEHURST, KENT
TN12 0RA**

£475,000 FREEHOLD



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**A DELIGHTFUL AND EXTENDED SEMI-DETACHED COTTAGE BELIEVED TO DATE BACK TO 1850
LOCATED ON A QUIET COUNTRY LANE AND WITHIN WALKING DISTANCE OF THE MAINLINE STATION.**

**TWO RECEPTION ROOMS, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, CLOAKROOM, THREE DOUBLE BEDROOMS
AND POTENTIAL FOR FOURTH, BATHROOM, ATTIC ROOM, LARGE AND WELL-MAINTAINED GARDENS,
OFF-ROAD PARKING FOR SIX CARS, CRANBROOK SCHOOL CATCHMENT AREA**

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Staplehurst proceed in the Maidstone direction and after passing over the railway bridge take the first turning on the left into George Street. When the lane bears round to the right the cottage can be found a short distance along on the left-hand side with our For Sale board outside.

DESCRIPTION

An opportunity to acquire a really spacious and attractive semi-detached cottage dating back to the 1850s, traditionally built of brick beneath the peg tiled roofing, and situated on a quiet lane on the outskirts of the village of Staplehurst and yet within walking distance of the mainline station.

The cottage was extended in 2008, and further refurbishments have been made over the years. Quality replacement double glazing has been fitted in the last five years. There is full central heating installed throughout. The attic room has been converted for use as a fourth double bedroom.

The property is set within the popular Wealden village of Staplehurst with its range of local amenities including post office, supermarket, primary school and mainline station providing commuter services to London Charing Cross, Waterloo 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 also falls within the Cranbrook School catchment area and there is a good variety of local schools within the vicinity – Bethany School at Goudhurst, Sutton Valence School at Sutton Valence, Dulwich Prep School at Cranbrook, and the High Weald Academy at Cranbrook.



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The accommodation with approximate dimensions comprises:

SITTING ROOM

20'9" x 12'10". Double glazed window to front. Feature briquette fireplace housing recently installed wood burning stove. Fitted carpet. Radiator.



DINING ROOM

19'2" x 9'0". Double glazed window to front and double glazed patio door to rear. Radiator. Wood laminate flooring. Door to side access.



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KITCHEN/BREAKFAST ROOM

13'10" x 12'6". Double glazed window to side and door opening onto garden. Fitted out with base and eye level units with laminate worksurface over. Integrated under-counter Zannusi dishwasher and under-counter fridge. Freestanding Rangemaster Classic 110 dual fuel cooker.



BOILER ROOM

Airing cupboard housing oil fired boiler serving domestic hot water and central heating.

UTILITY ROOM

6'8" x 4'9". Double glazed window to rear. Further door opening through to:

CLOAKROOM

WC. Hand wash basin. Radiator. Double glazed window to rear. Plumbing for washing machine and tumble dryer.

STAIRCASE

Leading from Sitting Room to first floor landing area. Fitted carpet.

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BEDROOM 1

13'7" x 11'6". Double glazed window to front. Radiator. Fitted carpet.



BEDROOM 3

10'3" x 10'0". Double glazed window to rear fully opening. Radiator. Fitted carpet.



BEDROOM 2

12'9" x 9'6". Double glazed window to front. Radiator. Fitted carpet.



BATHROOM

Double glazed window to rear. Panelled bath with mixer tap. Independent shower cubicle with fitted shower. Hand wash basin. WC. Radiator.



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STAIRCASE

Leading to Second Floor.

ATTIC ROOM/BEDROOM 4

13'5" x 12'5". Newly redecorated. Velux window. Radiator. Fitted carpeting.



OUTSIDE

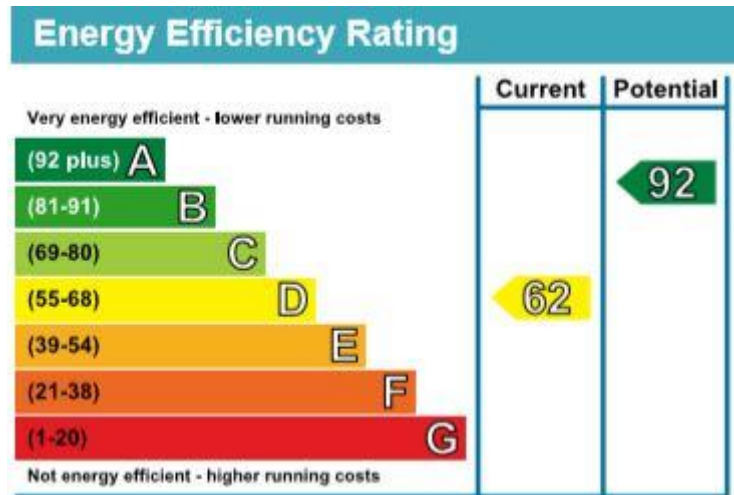
The property is approached over a paved driveway and parking area, providing parking space for at least six cars. The garden is well-maintained to the front and laid to lawn with herbaceous border. Side wicker gate opening through to service area housing 1200L oil tank and Calor gas cylinders for kitchen range cooker. The garden extends to the rear with paved patio with raised BBQ area. The remaining garden area is laid mainly to lawn and fully fenced. To the rear of the garden are two garden sheds, one of timber (15'0" x 10'0") and one of aluminium (6'0" x 4'0").



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The property has mains drainage.

ENERGY PERFORMANCE RATING



EPC rating: D

COUNCIL TAX

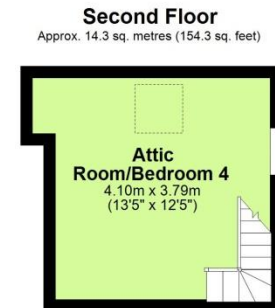
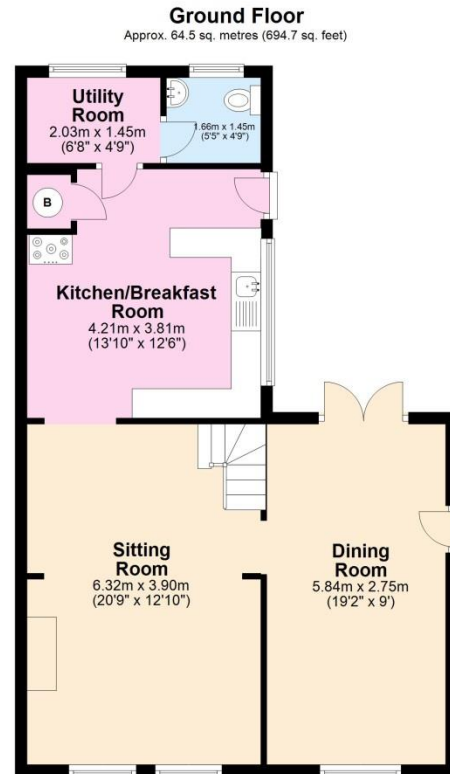
Maidstone Borough Council Tax Band E

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.

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FLOOR PLANS



Total area: approx. 125.8 sq. metres (1354.1 sq. feet)

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.