

RADFORDS
ESTATE AGENTS

Village Houses

**No Onward
Chain**



**ST. HELIER
HEADCORN ROAD
STAPLEHURST
KENT, TN12 0BS**

£920,000 FREEHOLD



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ST. HELIER, HEADCORN ROAD, STAPLEHURST, KENT, TN12 0BS

ST. HELIER IS AN IMPORTANT DETACHED VILLAGE RESIDENCE, ON THE MARKET FOR THE FIRST TIME IN OVER 60 YEARS HAVING BEEN THE FORMER RESIDENCE OF A DOCTOR OF THE PARISH OF STAPLEHURST

ENTRANCE HALL, DRAWING ROOM, DINING ROOM, STUDY, KITCHEN, CLOAKROOM, UTILITY ROOM, LARDER, GALLERIED LANDING, FOUR BEDROOMS, BATHROOM, SHOWER ROOM, SECOND FLOOR LANDING, TWO FURTHER BEDROOMS, ATTIC ROOM, SET IN BEAUTIFULLY LANDSCAPED AND SECLUDED GARDENS, GARAGING FOR 3/4 CARS, CRANBROOK SCHOOL CATCHMENT AREA

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

Proceed to the main cross roads in Staplehurst and turn into Headcorn Road. The entrance to St. Helier will be found a short way along on the left-hand side approached through a five bar gate to a private car parking area.

DESCRIPTION

St. Helier dates back to the early 1900's, being a substantial Edwardian detached family residence interestingly being the private residence of two previous doctors serving the parish. The property has been scrupulously maintained over the years to a high standard yet having retained all original features of the property when built including original fireplaces, coving, original internal doors and furniture. This is a family house with excellent spacious rooms laid out over three floors. The property is considered to be in very good order although some updating might be considered appropriate. Set in beautifully landscaped gardens with a walled exterior. The property is approached over a gravel driveway with access to garage and parking for 3/4 cars. St. Helier is well positioned for access to Staplehurst village itself and within easy walking distance to the mainline station (approx. 10 minutes) and also falls within Cranbrook School Catchment Area.

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:-

Main door with leaded light panels leading through to:

ENTRANCE HALL

30' long. Wood flooring. Two radiators. Two understairs cupboards. Window to front. Original front door to the front of the property with leaded light.

STUDY

12'8" x 12'1". Bay window to front. Second window to front. Radiator. Telephone point. Carpet tiling. Fireplace.

DRAWING ROOM

25'8" x 14'3". Bay window to front. Casement doors opening onto side garden with double aspect windows to front and rear. Radiators. Fitted carpeting. Fine carved wood fireplace with inset ducks nest style fireplace with ceramic tiling.

DINING ROOM

17'5" x 15'1". Bay window to side and window to rear. Two radiators. Fitted carpeting. Original marble style fireplace with gas fireplace and ceramic tiles.

KITCHEN

16'2" x 12'9". Two windows to side. Radiator. Gas fired two plate aga in traditional fireplace surround. The kitchen is fitted out with quality handmade oak units with under lighters with inset ceramic twin bowl single drainer sink unit with monobloc tap. Space and plumbing for dishwasher and cooker. Recessed spotlights. Ceramic tiled floor. Door leading to:

CLOAKROOM

WC. Hand wash basin. Quarry tiled floor.

Additional door to:

LARDER

Original style larder with fitted shelving.

UTILITY ROOM

7'3" x 7'2". Window to side. Worktop. Space and plumbing for washing machine.

STAIRCASE

Fitted carpeting leading to:

FIRST FLOOR GALLERIED LANDING

Window to rear. Radiator. Fitted wall lights.

BEDROOM 1

17'5" x 14'0". Bay window to side and window to rear. Radiator. Wood flooring. Quality hand built fitted twin wardrobe cupboards with glazed panel doors incorporating bedhead feature.

BEDROOM 2

17'4" x 14'3". Bay window to front. Fitted carpeting. Radiator. Built-in single cupboard with fitted shelving.

BEDROOM 4

12'4" x 10'0". Window to side. Radiator. Fitted carpeting. Wardrobe cupboard.

BEDROOM 3

12'4" x 12'2". Corner bay window and additional window to front. Fitted carpeting. Radiator.

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BATHROOM

Spacious with windows to rear. Bath with fitted handheld shower/mixer tap. WC. Bidet. Walk-in shower cubicle. Hand wash basin. Half tiled walls. Shaver point. Radiator. Fitted carpeting. Twin wall lights. Electric heated towel rail.

SHOWER ROOM

Two windows to front. WC. Hand wash basin. Shower cubicle. Radiator. Fitted carpeting. Electrically heated towel rail. Twin lights.

STAIRCASE LEADING TO SECOND FLOOR GALLERIED LANDING

Cupboard.

BEDROOM 5

14'4" x 12'6". Window to side. Fitted carpeting.

BEDROOM 6

14'6" x 11'0". Window to front. Fitted carpeting.

ATTIC ROOM

Approx. 25' 0" x 9'8". Currently fitted out as a workshop area. Glow-worm gas fired boiler serving domestic hot water and central heating. Hot water tanks.

OUTSIDE

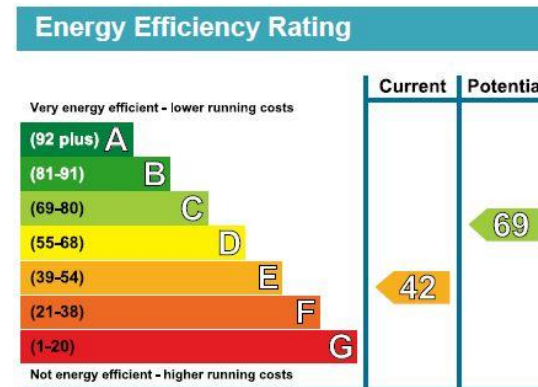
St. Helier is approached through a five bar gate with independent pedestrian access to gravelled car parking area with space for at least four cars and is attractively finished with herbaceous borders and plants. Access to:

GARAGE

Overall measurement 32'2" x 19'1". Traditionally built of brick with tiled roof. Electrically operated up and over doors. Light and power. Currently with space for three cars, workshop area (measuring 13'10" x 7'9") with additional personnel door.

The main gardens lie to both sides and front of the property. They are beautifully landscaped with lovely herbaceous borders, shrubs and trees. All set within a brick and fenced retaining wall boundary. Garden shed.

ENERGY PERFORMANCE RATING



EPC rating: E

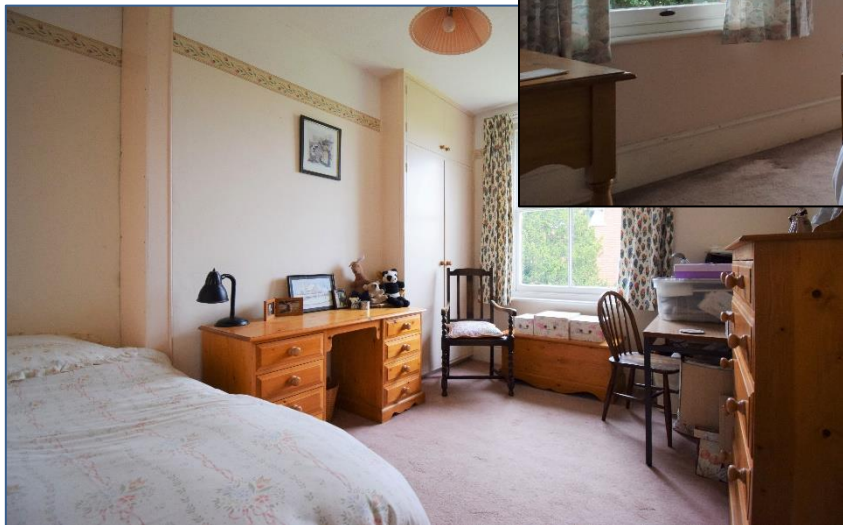
COUNCIL TAX

Maidstone Borough Council Tax Band: G

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FLOOR PLANS



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.