

# RADFORDS

ESTATE AGENTS

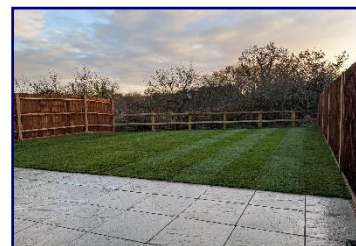
*Village Houses*

**No Onward  
Chain**



**8 WHITEWICK CLOSE,  
STAPLEHURST,  
KENT, TN12 0DD**

**PRICE £499,950 FREEHOLD**



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



enquiries@radfordsestates.co.uk  
www.radfordsestates.co.uk  
01580 893152

# 8 WHITEWICK CLOSE, STAPLEHURST, KENT, TN12 0DD

## DESCRIPTION

A newly built detached three bedroomed spacious family property with full gas-fired central heating, insulated cavity walls, insulated loft, fully fitted contemporary styled kitchen, quality bathroom and showers, garden, garage and parking for four cars.

## VIEWINGS

Strictly by appointment with the Agent as above.

## DIRECTIONS

From the centre of Staplehurst take the main road towards Maidstone and turn right into Fishers Road and continue to the end and bear right and right again into Whitewick Close.

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). There is a new Sainsburys opening in the village in Spring 2021. 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.

**SPACIOUS ENTRANCE HALL, CLOAKROOM, OPEN-PLAN ORANGERY/MAIN LIVING ROOM AREA, DINING AREA, KITCHEN, LARGE UTILITY CUPBOARD, GROUND FLOOR BEDROOM WITH ENSUITE SHOWER ROOM, TWO FURTHER DOUBLE BEDROOMS UPSTAIRS, FAMILY BATHROOM, GARDENS, GARAGE AND PARKING FOR FOUR CARS**



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## ENTRANCE HALL

Radiator. Fitted carpeting. Door off to:

## CLOAKROOM

Window to front. Tiled flooring. WC. Hand wash basin in vanity unit. Radiator.



## OPEN PLAN ORANGERY/MAIN LIVING ROOM AREA

22'11" x 9'10". Two separate bi-fold sets of doors opening onto terrace and rear garden. Radiator. Fitted carpeting.



*Library pictures above*

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## DINING AREA

23'11" x 11'8". Radiator. Fitted carpeting.

## KITCHEN AREA

9'10" x 9'10". Window to side. Fitted out with range of quality Sherwood Dougray units with quartz worktop surfaces with inset sink unit. 900 Rangemaster with fitted induction hob and extractor hood over. Integrated fridge and separate freezer. Wine cooler. Dishwasher.



*Artist impression*

## LARGE UTILITY CUPBOARD

Worktop with space and plumbing under for washing machine and tumble dryer.

## BEDROOM 3

13'1" x 12'0". Window to front. Radiator. Fitted carpeting.

## ENSUITE SHOWERROOM

Quality fitted shower cubicle. Hand wash basin. WC. Chrome heated towel rail. Shaver point.

## STAIRCASE

Leading to:

## FIRST FLOOR LANDING

Airing cupboard housing gas-fired boiler serving domestic hot water and central heating. Velux window. Fitted carpet.



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## BEDROOM 1

15'5" x 11'9". Window to rear enjoying good views. Radiator. Fitted carpeting.



## BEDROOM 2

13'3" x 11'9". Window to rear enjoying good views. Radiator. Fitted carpeting.



## FAMILY BATHROOM

Well fitted with usual fitments.



*Library picture*

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## OUTSIDE

Car barn and additional parking space for further cars. The property enjoys a prepared area of frontage of lawns and shrubs. The rear garden has a newly laid terrace and area of lawn which is fully fenced.



## SAP RATING:

B

Property reference: 6395-0001-3565-19-08

## COUNCIL TAX

Maidstone Borough Council Tax Band TBC

## ***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

