

# RADFORDS

ESTATE AGENTS

**HILLCREST COTTAGE, HIGH STREET, STAPLEHURST, TN12 0AX**



**PRICE £269,950 FREEHOLD**

**A STUNNING GRADE II LISTED COTTAGE BEING PART OF AN IMPRESSIVE 15<sup>TH</sup> CENTURY MEDIEVAL MANOR HOUSE RETAINING A WEALTH OF ITS ORIGINAL FEATURES.**

**ENTRANCE HALL, SITTING ROOM, KITCHEN/DINER, CLOAKROOM, LANDING, TWO BEDROOMS, BATHROOM, PRETTY AND SECLUDED COURTYARD GARDEN, CRANBROOK SCHOOL CATCHMENT AREA**

## HILLCREST COTTAGE, HIGH STREET, STAPLEHURST, KENT, TN12 0AX

### VIEWING

Strictly by appointment through the Agent as above.

### DIRECTIONS

From the centre of Staplehurst proceed towards Cranbrook on the A229 towards the church and the cottage will be found on the brow of the hill on the right-hand side.

### DESCRIPTION

Hillcrest Cottage is one of the 4 oldest properties in Staplehurst. The property is set on the brow of the hill in Staplehurst opposite the 15<sup>th</sup> century village church, a delightful and beautifully presented period cottage, believed to date back to the 15<sup>th</sup> century, boasting a wealth of character with exposed beams and two Inglenook fireplaces. Although the property has exposed beams throughout the ceiling height is not restricted by this. There is a refurbished kitchen with a fine granite worktop surface area. The cottage has the benefit of full gas-fired central heating. The cottage offers secondary acoustic sound deadening double-glazing. One of the fine features of the property is the main bedroom with vaulted ceiling and old original oak floorboards. The chimney stacks are believed to be some of the largest and oldest within the village. Agents Note: part of the property is subject to a flying freehold.

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, London Bridge 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 falls within the Cranbrook School catchment area.

*The accommodation with approximate dimensions comprises:*

Front door with brass plaque leading through to:

### ENTRANCE HALL

Exposed beams. Brick flooring. Latch door opening to:



### INNER HALL

Slate flooring. Exposed beams. Useful under stairs cupboard with shelving.

### CLOAKROOM

Newly refitted. WC. Oak shelf over hand wash basin in vanity unit with tiled splashbacks.





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### SITTING ROOM

15'2" x 13'3" (4.62m x 4.04m). including inner hall area. Window to front. Exposed beams. Fine feature Inglenook fireplace with oak bressummer beam and brick hearth. Double panelled radiator. Natural slate flooring.

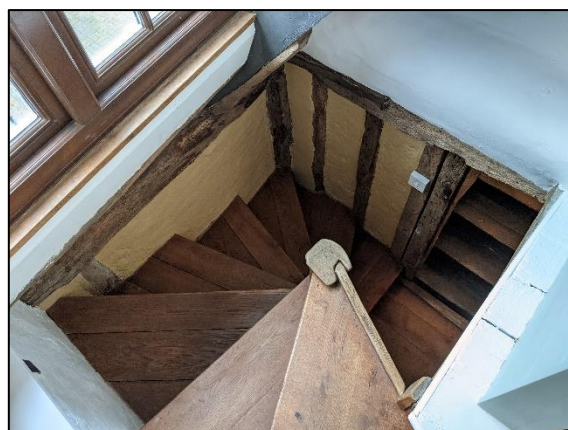


### KITCHEN/DINER

Window to rear. Fitted out with range of base and eye level units with granite fitted worktop surfaces. Inset single drainer sink unit. Impressive ESSE catalytic gas-fired range cooker. Freestanding fridge freezer with wine rack over. Wall-mounted gas-fired boiler serving domestic hot water and central heating. Panelled radiator with cover. Slate flooring. Dining area with exposed beams.



Staircase leading to first floor landing with fine exposed beams.

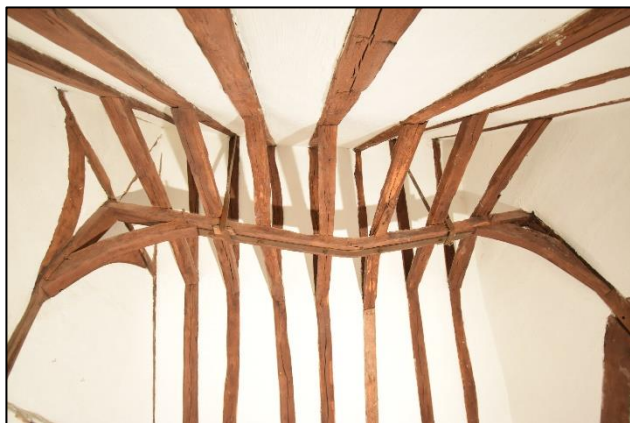




## HILLCREST COTTAGE, HIGH STREET, STAPLEHURST, KENT, TN12 0AX

### BEDROOM 1

19'4" x 13'6" (5.89m x 4.11m). Window to front. Panelled radiator. A magnificent room with a superb, vaulted ceiling with exposed beams and rafters. Fine Inglenook fireplace with oak bressummer beam. Old original oak flooring. Bespoke oak fitted wardrobes.



### BEDROOM 2

11'2" x 7'1" (3.40m x 2.16m). Window to front. Panelled radiator. Exposed beams. Solid oak flooring.



Staircase leading to:

### BATHROOM

Old traditional Velux window to front and new replacement window to rear. Corner shower unit. Panelled bath with fitted hand-held shower. Vanity wash basin in fitted unit. WC. Panelled radiator.



### OUTSIDE

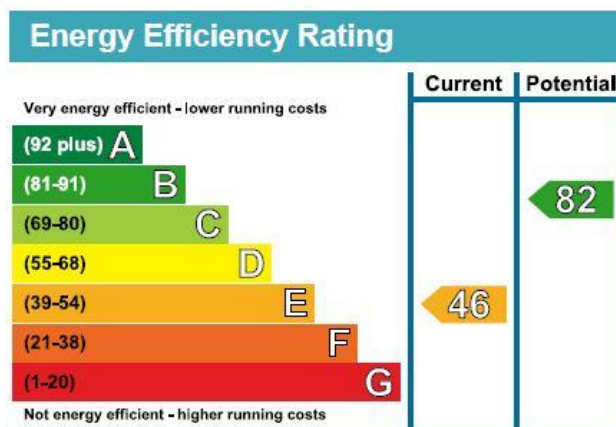
To the rear of the property is a pretty and secluded bricked courtyard garden. Well-stocked flower borders with low brick retaining walls. Old external WC now garden storage space.



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## ENERGY PERFORMANCE RATING



EPC Rating : 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.



*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.*

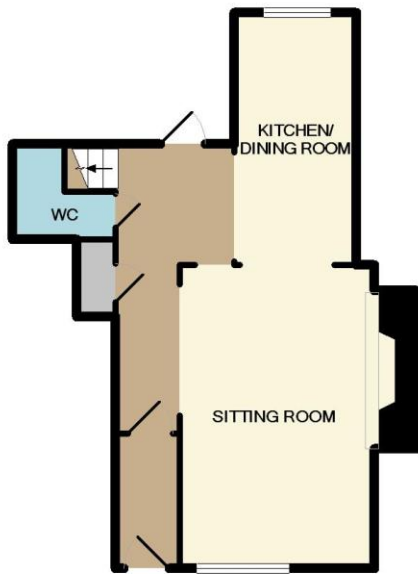
## COUNCIL TAX

Maidstone Borough Council Tax Band C



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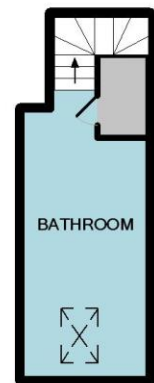
## FLOOR PLANS



GROUND FLOOR  
APPROX. FLOOR  
AREA 372 SQ.FT.  
(34.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 418 SQ.FT.  
(38.8 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 117 SQ.FT.  
(10.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 907 SQ.FT. (84.2 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 mis-statement. 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  
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