

EST
1900

125

— YEARS OF —

**Lambert
& Foster**



NEWOAK
MARDEN ROAD, STAPLEHURST, KENT, TN12 0PD

EST
1900

**Lambert
& Foster**

STAPLEHURST MLS 0.6 MILES | MARDEN MLS 2.8 MILES | CRANBROOK 5.5 MILES | ASHFORD INTERNATION 18 MILES

NEWOAK, MARDEN ROAD, STAPLEHURST, KENT, TN12 0PD

An individual detached family house built to an exceptional standard in 1986 by local master builders and boasting 2546 sq ft of living accommodation to include 4/5 bedrooms, 2 reception rooms and open plan kitchen/breakfast room, complemented by a neatly tended, established garden, total plot size approximately 0.37 of an acre including natural pond, parking for multiple cars and double car port, all occupying a convenient location within a short walk to Staplehurst MLS and High Street. Cranbrook School catchment area.

OIEO £800,000

FREEHOLD



DIRECTIONS

Using WHAT3WORDS; [cracked.press.rephrase](https://www.what3words.com/cracked.press.rephrase)



DESCRIPTION

Newoak is an individual detached family house built in 1986, presenting brick and tile hung elevations, beneath a pitched tile roof.

The well proportioned accommodation offers scope for the updating of interior fixtures and fittings, if so desired. Scope also exists for further extension, especially to the large, boarded attic, subject to obtaining all relevant planning consents.

Accommodation is set over two floors and comprises of; reception hall, cloakroom, sitting room with feature inglenook fireplace, dining room, study room/bedroom 5, conservatory, open plan kitchen/breakfast room with quality hand-made units and utility room.

To the first floor, galleried landing, principal bedroom with en suite bathroom, guest bedroom with en-suite shower room, two further bedrooms and a family bathroom.





GARDENS & GROUNDS

Newoak is approached through private gates, over a large driveway providing off road parking for multiple vehicles with a further double car port to the side of the property. The front garden features a natural pond with a mix of trees and shrubs.

To the side of the house, a paved terrace courtyard with Botanic glasshouse by Hartley.

To the rear, a well-established garden, mainly laid to lawn, with gravelled side area leading to the bottom of the garden with a further paved terraced area to enjoy.

The total plot measures approximately 0.37 of an acre.



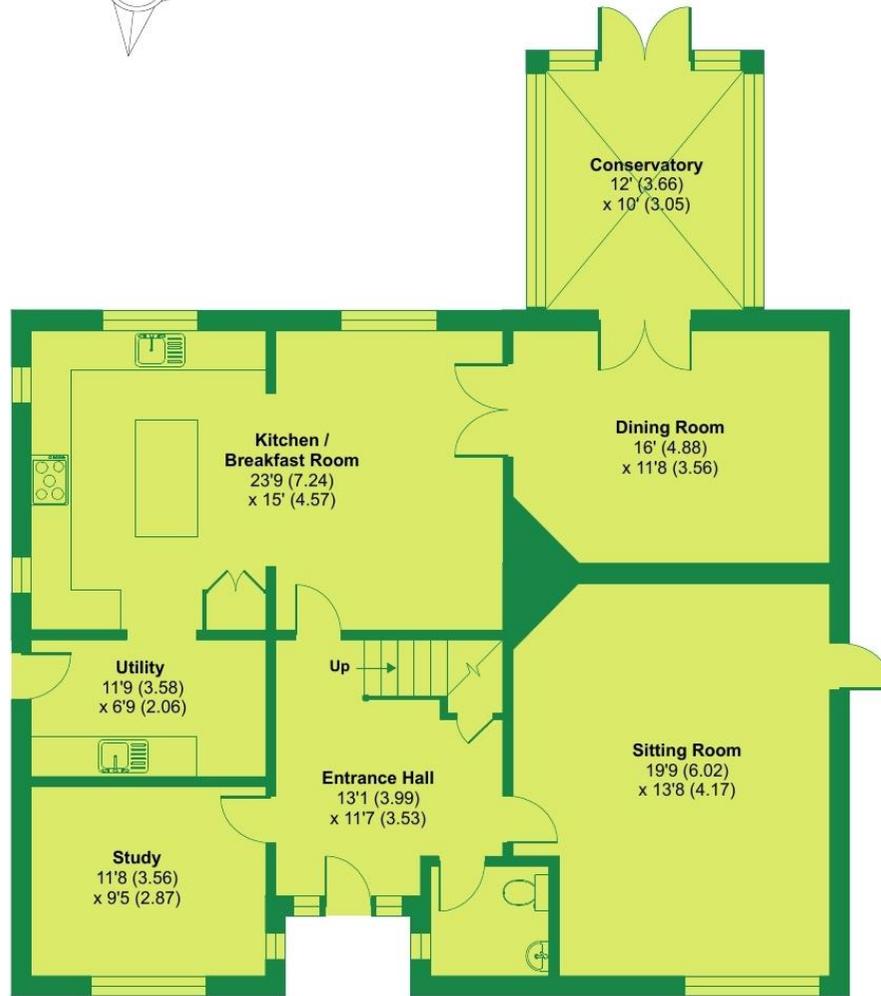
FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

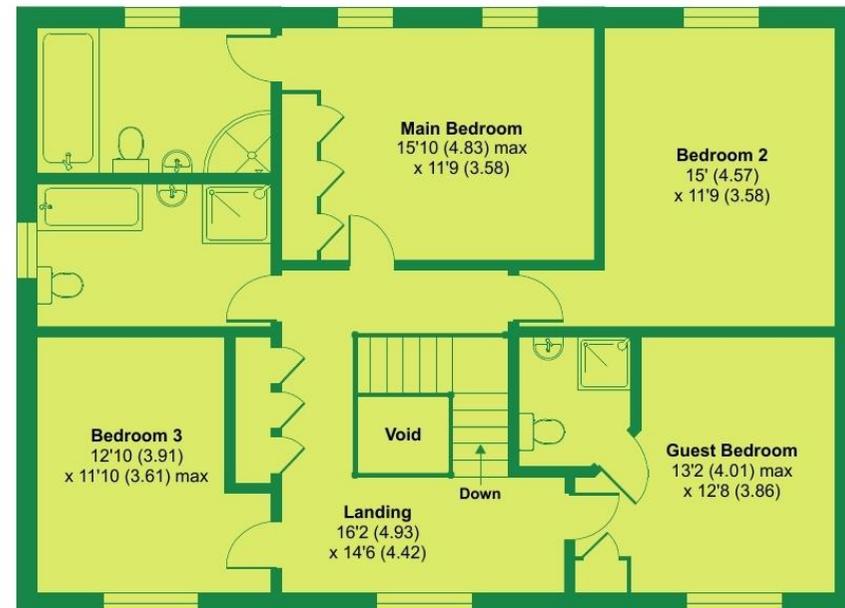
Newoak, Marden Road, Staplehurst, Tonbridge, TN12 0PD

Approximate Area = 2546 sq ft / 236.5 sq m (excludes void)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





VIEWING: By appointment only. **Cranbrook Office:** 01580712888

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.maidstone.gov.uk

COUNCIL TAX: Band G **EPC:** D (68)



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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