

# Lambert & Foster



## 46 LONG STRAKES

STAPLEHURST | KENT | TN12 0GT

*A modern, well proportioned, semi detached family house by Bovis Homes, circa 2023 (NHBC Warranty remaining) providing three bedrooms including main bedroom with en suite, open plan fitted kitchen/dining room overlooking the rear garden and separate sitting room, complemented by a rear garden, block paved driveway providing parking for two vehicles and garage, all occupying a most convenient location close to amenities and Staplehurst MLS. Cranbrook School catchment area.*

Guide Price £419,950

FREEHOLD





## 46 LONG STRAKES

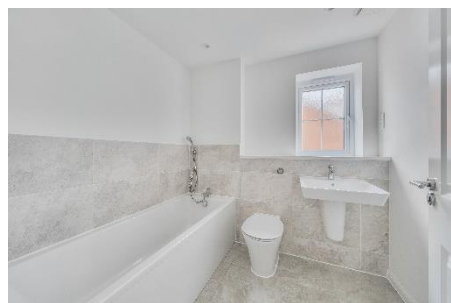
STAPLEHURST, KENT, TN12 0GT

46 Long Strakes is a well presented and proportioned, semi detached family home by Bovis Homes presenting brick elevations, set with UPVC double glazed windows, beneath a pitched tiled roof. The accommodation is arranged over two floors and includes; entrance hall, sitting room, cloakroom and stylish open plan fitted kitchen/dining room with tiled flooring and integrated appliances including dishwasher and fridge freezer. To the first floor, main bedroom with en suite bathroom and fitted wardrobe, two further bedrooms and a family bathroom.

Outside, a block paved driveway provides off road parking for two vehicles and leads to a garage with electric charging port. A wooden side gate provides access to the rear garden which is mainly laid to lawn with paved seating area. The whole area is fenced and enclosed.

The property is set in the popular Wealden village of Staplehurst with its range of local amenities including post office, Sainsburys supermarket, primary school and mainline railway 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.





- Modern, semi detached family house
- Three bedrooms (main with en suite)
- Stylish open plan kitchen/dining room.
- Separate sitting room & Cloakroom
- Rear garden laid to lawn and patio

- Driveway parking for two vehicles
- Garage with electric charging point
- Energy efficient home with EPC rating B
- Cranbrook School catchment area
- Staplehurst MLS approx. 5 min walk

**VIEWING:** By appointment only.  
**Cranbrook Office:** 01580 712888.

**WHAT3WORDS:** singles.heightens.imperious

**TENURE:** Freehold

#### **SERVICES & UTILITIES:**

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas fired central heating

**LOCAL AUTHORITY:** [www.maidstone.gov.uk](http://www.maidstone.gov.uk)

**COUNCIL TAX:** Band D    **EPC:** B (84)

#### **BROADBAND & MOBILE COVERAGE:**

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

**ESTATE CHARGE:** There is a management fee of £21.05 (approx) per month, payable to Gateway

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

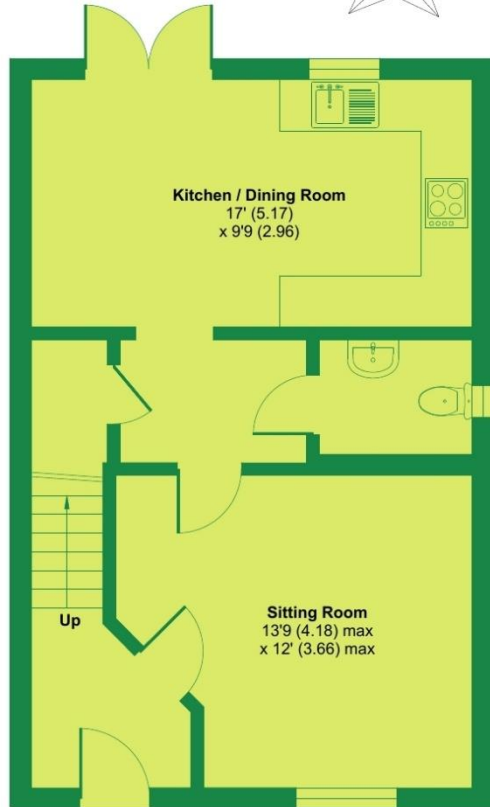
## Long Strakes, Staplehurst, Tonbridge, TN12

Approximate Area = 924 sq ft / 85.8 sq m

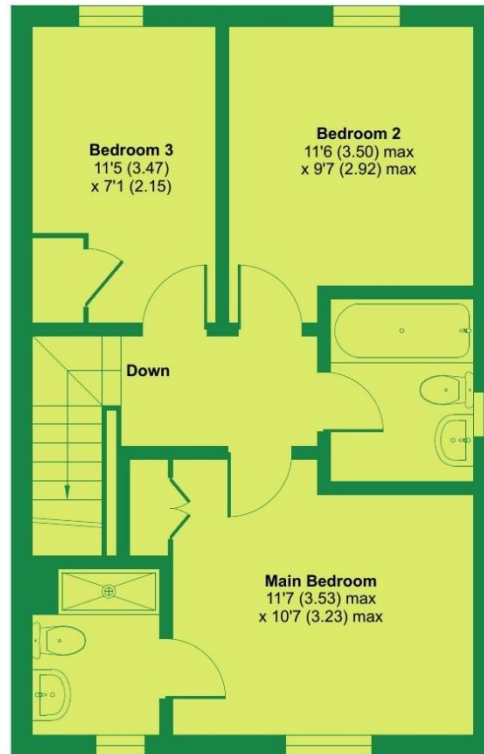
Garage = 230 sq ft / 21.3 sq m

Total = 1154 sq ft / 107.1 sq m

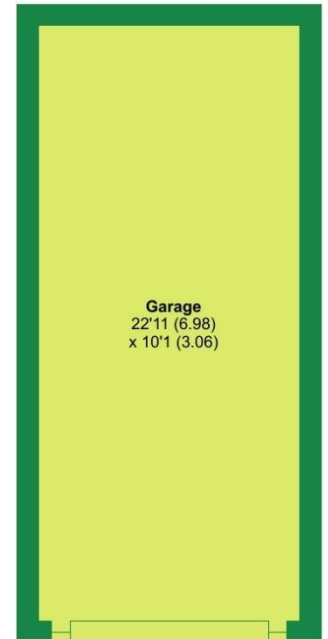
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Lambert and Foster Ltd. REF: 1341780

**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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Wadhurst, East Sussex TN5 6AA

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**CRANBROOK, KENT**  
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