



# Lambert & Foster



## OAK HOUSE

FRITTENDEN ROAD | STAPLEHURST | KENT | TN12 0DJ

*An Individual, detached, character house providing well proportioned and presented four bedroom, three reception room family accommodation, complemented by an established lawn garden and ample gravel parking, together with a detached timber outbuilding. In all extending to approximately 0.47 of an acre, occupying a semi-rural location on the village outskirts. Cranbrook school catchment area.*

Guide Price £975,000

FREEHOLD







## OAK HOUSE

### FRITTENDEN ROAD, STAPLEHURST, KENT, TN12 0DJ

Oak House is an attractive detached character home, formerly the lodge house to the Spilshill Court Estate with significant, sympathetic later additions presenting mixed elevations of white weather boarding and rendering set with UPVC double glazed windows beneath a pitched tile roof.

The house is arranged over two floors, with the accommodation detailed as follows: A canopy porch leads to the front door, which opens into an entrance hall that runs through the house, with doors leading to the main ground-floor rooms. To one side is the sitting room, featuring a fireplace with a wood-burning stove, a double aspect, and double doors opening out to the patio and garden. Adjacent is the family room, also double aspect, with a fireplace and fitted shelving. The fitted kitchen is well-appointed, offering a range of units complemented by granite worktops and integral appliances, including an AEG electric hob, Bosch electric oven and grill, fridge/freezer, Bosch dishwasher, and Electrolux microwave. Additional features include a stainless steel sink unit, pull-out corner cupboards, and a tiled floor. From the kitchen, you have access to the open-plan dining room, which boasts oak floorboards and double doors leading to the garden. Also on the ground floor are a separate cloakroom and a practical utility room. From here, a stable door opens to the rear porch and the main garden beyond.

Arranged over the first floor are four bedrooms including a main bedroom with fitted wardrobes and en suite bathroom fitted with a white suite. The remaining three bedrooms include two double rooms and a single room with a family bathroom also fitted with a white suite incorporating a separate panel bath and tiled shower.

Outside, wooden gates open on to extensive gravel parking, part bordered by a mixed rose and flower bed. A detached timber outbuilding is supplied with power, lights and a wall mounted electric convector heater together with a wc and shower. It is considered this building, subject to obtaining all necessary consents, provides a good footprint for a more substantial replacement double garage with office above. The established lawned garden is a particular feature, running out predominantly to the rear with several trees, shrubs and flower beds plus a patio area with a central raised bed, gravel path and rose garden. The whole is enclosed by established hedging and extends to approximately 0.47 of an acre.





- **A detached, character house**
- **Three reception rooms**
- **Fitted kitchen with granite worktops**
- **Four bedrooms including main bedroom with en suite bathroom**
- **Family bathroom**

- **Ample gravel parking**
- **Detached timber outbuilding**
- **Total plot size approximately 0.47 of an acre**
- **Cranbrook School catchment area**
- **Footpath to village centre**
- **Staplehurst MLS 1.5 Miles**

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

**DIRECTIONS - WHAT3WORDS:** goodnight.herbs.sands

**TENURE:** Freehold

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

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Klargest private drainage system

**Heating:** Oil fired central heating

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

**COUNCIL TAX:** Band G **EPC:** E (54)

#### **MOBILE COVERAGE:**

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

**TRANSPORT:** Main line rail station in Staplehurst village with regular trains to London Bridge, Waterloo East, Cannon Street and Charing Cross (55 mins)



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

## Oak House, Frittenden Road, Staplehurst, Tonbridge, TN12

Approximate Area = 1786 sq ft / 165.9 sq m

Outbuilding = 292 sq ft / 27.1 sq m

Total = 2078 sq ft / 193 sq m

For identification only - Not to scale



OUTBUILDING



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Lambert & Foster Ltd. REF: 1302008

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Helix House, High Street  
Wadhurst, East Sussex TN5 6AA

#### HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,  
Westenhanger, Hythe CT21 4HU

#### CRANBROOK, KENT

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Cranbrook, Kent TN17 3DN

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