





# 16 LITTLE FIELD

STAPLEHURST | KENT | TN12 0SZ

A detached modern house providing four bedroom family accommodation including a sitting room/dining room, conservatory and a separate study, complemented by both a front and established, rear, south facing garden, a twin garage and parking, all occupying a 'tucked away' corner cul-de-sac location, a level walk off the high street amenities and mainline railway station. Cranbrook school catchment area.

Guide Price £499,500











## 16 LITTLE FIELD

STAPLEHURST, KENT, TN12 0SZ

16 Little Field is a detached, modern house circa 2000, presenting brick elevations, set with UPVC double glazed windows, beneath a pitched tiled roof. The neatly presented accommodation is arranged over two floors and briefly comprise a entrance hall and cloakroom with doors leading off to a useful separate study with an aspect front. A sitting room/dining room with feature stone fireplace housing a coal affect gas fire, an aspect to front and double doors leading out to a UPVC double glazed conservatory, set on a dwarf brick wall with a pitched roof, fitted with power, doubled doors, overlooking the rear garden. The kitchen is fitted with a range of units and work surfaces with tiled splashbacks, inset 1 1/2 bowl stainless steel sink unit with mixer tap over, integral appliances include Lamona gas hob, oven and dishwasher, all enjoying a pleasant aspect to rear over the garden.

Arranged over the first floor galleried landing are four bedrooms including a main bedroom with built-in wardrobes, an aspect to rear and an en suite shower room, fitted with a white suite. A separate family bathroom is also fitted with a white suite including a panel bath with mixer tap and shower attachment.

Outside, a twin single brick garages are fitted with electric up and over doors, fitted with power and light with roof storage. The front garden is laid to lawn with a pathway to the front door. The rear south facing garden, complements the accommodation well, also laid to lawn with a paved patio and well-stocked borders, all enclosed by fencing with a wooden side gate.









- Canopy Porch, entrance hall and cloakroom
- Sitting room/dining room with stone fireplace housing coal effect gas fire
- Study
- Fitted kitchen
- First floor galleried landing

- Four bedrooms including a main with en suite shower room
- Family bathroom
- Front and rear south facing garden
- Twin brick garage and parking in front
- Level walk of high street amenities and mainline station

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

WHAT3WORDS: truckload.nooks.reporter

**TENURE:** Freehold

SERVICES & UTILITIES: Electricity supply: Mains Water supply: Mains Sewerage: Mains

Heating: Mains gas fired central heating

LOCAL AUTHORITY: www.maidstone.gov.uk

COUNCIL TAX: Band E EPC: C

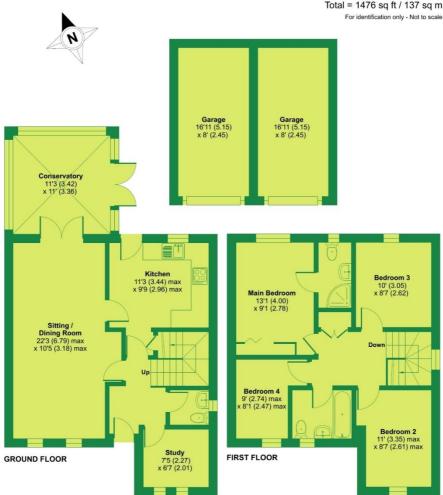
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(Visit https://checker.ofcom.org.uk/en-gb/broadband-coverage or enquire with the office for more information).

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

### 16 Little Field, Staplehurst, Tonbridge, TN12 0SZ

Approximate Area = 1204 sq ft / 111.8 sq m Garage = 272 sq ft / 25.2 sq m Total = 1476 sq ft / 137 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edit Incorporating International Property Measurement Standards (IPMS2 Resident Produced for Lambert and Foster Ltd. REF: 1377228 ential) @ntchecom 2025

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