

# Bletchingley Farm Court

Pristling Lane • Staplehurst • Tonbridge • Kent • TN12 0HZ



**KINGS ESTATES**

PROFESSIONALS IN PROPERTY





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**Kings Estates are delighted to offer this exceptional 4 bedroom detached house with double garage and south west facing garden, situated in a exclusive gated development of only 7 houses enjoying spectacular far reaching rural views over the neighbouring countryside, yet within easy access to Staplehurst train station and its amenities. Available with the benefit on **NO ONWARD CHAIN** and a 10 year new home warranty, viewing comes highly recommended.**

- Executive 4 Bedroom Detached House
- Private Gated Development of Only 7 Houses
- Envidable Position with Rural Views & South Westerly Aspect
  - Luxury Fitted Kitchen with Silestone Quartz Worktops
  - Sitting Room with Bi-Fold Doors & Wood Burner
  - Two Luxury Bath / Shower Rooms (One Ensuite)
  - Family Room & Downstairs WC
- Double Garage With Electric Car Charging Point & Electric Door Soon to Be Fitted
  - 10 Year New Home Warranty & NO ONWARD CHAIN
- Easy Access to Staplehurst with its Train Station & Amenities

EPC Rating: C



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**Bletchingley Farm Court** is a brand new development by Wedgewood Homes set within a private gated community. Located in a small Hamlet offering a life style only found within a rural surrounding and yet within easy access of Staplehurst. The village centre offers excellent amenities including Post office Supermarket, Mainline Railway Station with good train links to London Bridge, Charing Cross approx. 55 minutes.

'Ternan' offers a unique opportunity to live in a 4 bedroom detached house with double garage, set within the countryside on the outskirts of Staplehurst. There is ample opportunity to enjoy country living with gentle walks & easy access to local facilities as well as being nearby to "Hush Heath" one of South of England's most famous wine producers, along with wine tasting there is an opportunity to have a meal while visiting the Vineyard. Bletchingley Farm Court is a bespoke development with only seven private detached homes and Ternan enjoys a generous sunny aspect garden, with far reaching views across fields and woodlands in the distance.

We understand this development is situated in the renowned Cranbrook School catchment area (2020). Further excellent education opportunities can be found locally at both primary and secondary levels, in the private and state sectors. These include Saint Rona's, Marlborough House and Dulwich preparatory schools, The High Weald Academy, Benenden School for Girls and further afield there are independent girl and boy's schools in Sutton Valence, Tonbridge and Canterbury.

#### Accommodation Summary:

On the ground floor there is an inviting entrance with downstairs WC and useful storage cupboard. Oak doors lead off to a versatile family room, the luxury fitted kitchen and the sitting / dining room with bi-fold doors and wood burner.

On the first floor there is part galleried landing with airing cupboard, master bedroom with stylish modern ensuite shower room, three further bedrooms and a well appointed stylish modern family bathroom.

Externally there is a generous frontage with brick paved driveway providing plentiful off road parking, detached double garage with electric car charging point and soon to be fitted electric door, useful side access and a delightful landscaped level garden with south westerly aspect and amazing views over the adjoining countryside.

#### Specification:

##### ~Kitchen

- Fully fitted kitchen with Silestone quartz stone work top and soft close doors and drawers
- Stainless steel under mounted sink with mixer tap
- Built in oven
- Built in microwave / combi oven
- Induction hob
- Cooker extractor
- Integrated fridge / freezer
- Under wall cabinet lighting and sockets



#### ~ Bathroom & Ensuite

- White sanitaryware with chrome taps
- Wall hung vanity basins
- Grohe wall mounted WC frames with concealed cisterns
- Bath filler and deck mounted showers
- Showers with thermostatic controls
- Overhead Radiance showers
- Chrome heated towel rails
- Porcelain fully tiled walls and floors

#### ~ Heating, Electrical & Lighting

- Underfloor heating to the ground floor with zoned temperate controls
- Radiators to first floor with thermostatic radiator valves
- Log burner in the sitting / dining room
- TV / Media points to kitchen, sitting / dining room, family room and all bedrooms
- Wired for Sky+ HD to all TV points
- Cat 5 network cabling to all media points
- BT points to entrance hall, sitting / dining room and master bedroom
- Fibre broadband being connected end of March 2022
- Power and lighting to loft

#### ~ Interior Finishes

- Oak internal doors with classic nickel furniture
- Engineered oak flooring to entrance hall, sitting / dining room and family room
- Neutral tone carpets to stairs, landing and bedrooms
- Porcelain floor tiling to kitchen

#### ~ External Features

- Lantern lighting to the front and rear of the property
- Landscaped front and rear garden
- Natural sandstone paving to paths and rear terrace area
- External cold water tap
- External double electric socket to rear of the property
- Solar panels to roof
- Electric car charging point in double garage

#### ~ Security

- High security composite entrance door with multipoint locking
- Internal intruder alarm with control pad to entrance hall. Sensors to kitchen, sitting / dining room, entrance hall and first floor landing

#### OTHER INFORMATION

Tenure: Freehold

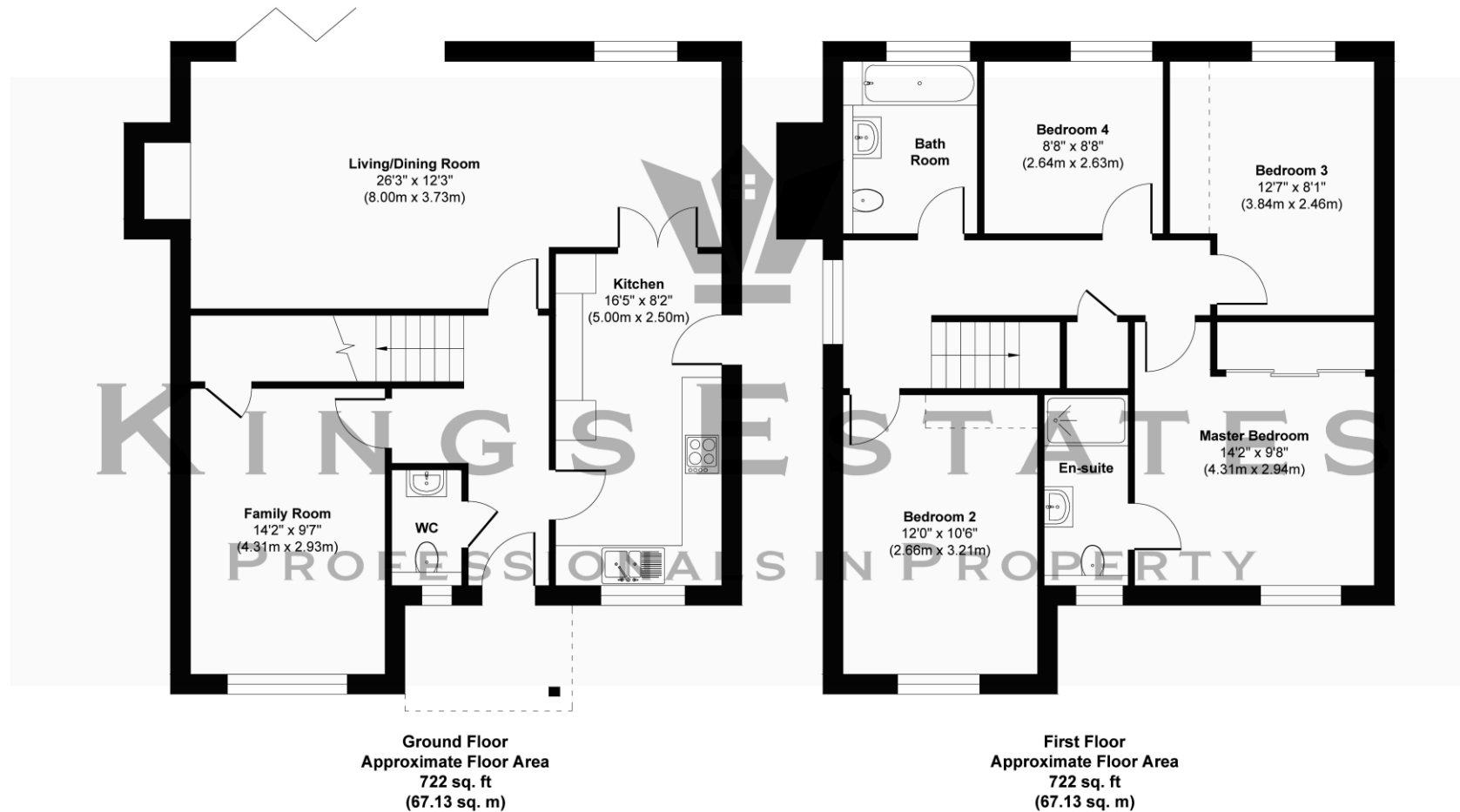
Services: Electricity, Mains Water, Private Sewerage, LPG Gas Fired Central Heating

Local Authority: Maidstone Borough Council

Council Tax band: F

EPC: C





**Approx. Gross Internal Floor Area 1444 sq. ft / 134.26 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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