

OAK HOUSE

FRITTENDEN ROAD | STAPLEHURST | KENT | TN12 0DJ

A charming detached former lodge house providing well proportioned four bedroom and three reception room family accommodation, complemented by an established lawn garden and generous gravel parking, together with a detached timber outbuilding. In all extending to approximately half an acre, occupying a semi-rural location on the village outskirts within the Cranbrook school catchment area.

Guide Price £875,000

FREEHOLD









OAK HOUSE

FRITTENDEN ROAD, STAPLEHURST, KENT, TN12 0DJ

Oak House is an attractive detached home, formerly the lodge house to Spilsill Court, combining period character with sympathetic later additions. It features appealing elevations of white weather boarding and render, with UPVC double-glazed windows beneath a pitched tiled roof.

The house offers bright, well-balanced family living over two floors, with several double-aspect rooms and views over the gardens. A canopy porch leads to the front door and into a welcoming entrance hall running through the house, with doors to the main ground-floor rooms. To one side the large sunny sitting room centres around a fireplace with a wood-burning stove, a double aspect and double doors opening onto the patio and garden. Across the hall, the family room is another bright, double aspect space with a fireplace and fitted shelving. The spacious and bright kitchen is fitted with a range of units complemented by granite worktops and integrated appliances including an AEG electric hob, Bosch electric oven and grill, fridge/freezer, Bosch dishwasher and Electrolux microwave. There is also a stainless-steel sink, pull-out corner cupboards and a tiled floor. From the kitchen, the space flows into the open plan dining room with oak floorboards and double doors leading into the garden, making it ideal for summer dining and entertaining. The ground floor also includes a cloakroom and a practical utility room. From here, a stable door opens to the rear porch and the main garden beyond.

On the first floor are four bedrooms, including the main bedroom with fitted wardrobes and an en suite bathroom. The remaining bedrooms include two double rooms and a single room, served by a family bathroom with bath and separate tiled shower.

Outside, wooden gates open onto extensive parking, bordered in part by a mixed rose and flower bed. A detached timber outbuilding offers useful additional space with power, lighting, wall-mounted electric heater, WC and shower. It is considered that this building, subject to obtaining the necessary consents, provides a good footprint for a more substantial replacement double garage with office above. The garden is a particular feature, extending mainly to the rear and laid predominantly to lawn with a variety of established trees, shrubs and flower beds. A patio area with central raised bed, gravel path and rose garden provides an attractive space for outdoor dining and relaxing. The whole plot is enclosed by established hedging and extends to around half an acre.









- **A detached character home**
- **Three reception rooms**
- **Four bedrooms, including main bedroom with en suite bathroom**
- **Family bathroom**
- **Total plot size 0.47 acres**
- **Detached timber outbuilding**
- **Generous gravel parking**
- **Cranbrook School catchment area**
- **Footpath to village centre**
- **Staplehurst mainline station 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: Klargester private drainage system

Heating: Oil fired central heating

LOCAL AUTHORITY: 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)

FLOORPLANS

www.lambertandfoster.co.uk

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



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

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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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