



**Lambert  
& Foster**



## BRAMLEYS

MARDEN ROAD | STAPLEHURST | KENT | TN12 0PE

*A well presented and recently extended semi detached character house, providing well proportioned, two reception, four bedroom including a main bedroom with an ensuite shower room, family accommodation, complemented by a good size, south facing garden overlooking a field, together with ample parking and a detached double garage, all occupying a convenient location on the edge of the village. Cranbrook School catchment area.*

Guide Price £645,000

FREEHOLD





## BRAMLEYS

MARDEN ROAD, STAPLEHURST, KENT, TN12 0PE

Bramleys is a character, semi detached house which has recently been updated and extended, presenting a lovely family home. The property is understood to date back to circa early 1900's with elevations of painted brick, set with replacement UPVC double glazed windows, beneath a pitched slate tiled roof with a flat roof to the side extension.

The well proportioned accommodation is arranged over two floors with features including triple aspect sitting room with feature electric fire and sliding patio doors, overlooking and providing access out to the garden. The kitchen/dining room is comprehensively fitted with a range of units and integral appliances, including electric oven and grill, halogen hob with filter hood over, fridge/freezer and dishwasher, enjoying a pleasant outlook across the garden. A separate family room/study has a feature tiled open fireplace and a bay window to front.

Arranged over the first and second floors are four bedrooms, including a main bedroom with double aspect, built-in wardrobes and an en suite shower room fitted with a white suite including a walk in shower. A family bathroom is also fitted with a new white suite with moulded bath, mixer tap and shower attachment over. Arranged of the second floor are bedrooms two and three, both double rooms with under eaves storage to bedroom four and built-in wardrobes to bedroom three.

Outside, a brick wall and five bar gate, open onto stone chipped drive and ample parking, leading to a detached timber double garage with twin up and over doors, power and light. The south facing garden is a particular feature, running to three sides, laid principally to lawn with paved patio area, all enclosed by a mixture of close boarded and post and rail fencing, adjoining and overlooking the neighbouring field.



- **A semi detached, updated and extended family house**
- **Triple aspect sitting room and a separate family room/study**
- **Comprehensively fitted open plan kitchen/dining room**
- **Cloaks/Utility room**
- **Four bedrooms arranged over the first and second floors**
- **Main bedroom with en suite shower room**
- **Detached double garage and ample parking**
- **South facing garden**
- **Edge of village location**
- **Mainline railway station in village**

**VIEWING:** By appointment only.

**Cranbrook Office:** 01580 712888.

**WHAT3WORDS:** intersect.spareOccurs

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas fired central heating

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

**COUNCIL TAX:** Band E **EPC:** C (72)

**BROADBAND & MOBILE COVERAGE:**

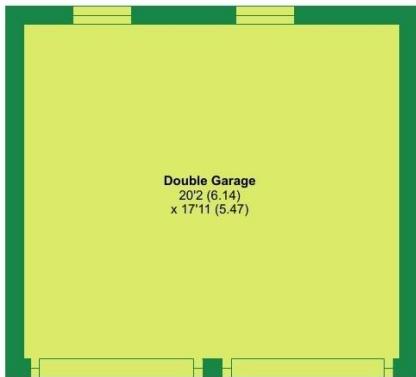
(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

## FLOORPLANS

[www.lambertandfoster.co.uk](http://www.lambertandfoster.co.uk)

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

### Bramleys, Marden Road, Staplehurst, Tonbridge, TN12 0PE

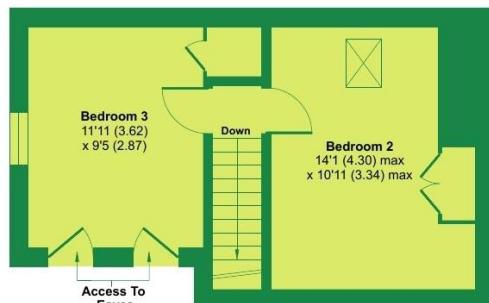


Approximate Area = 1571 sq ft / 145.9 sq m

Garage = 362 sq ft / 33.6 sq m

Total = 1933 sq ft / 179.5 sq m

For identification only - Not to scale



#### SECOND FLOOR



#### GROUND FLOOR



#### FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2026. Produced for Lambert and Foster Ltd. REF: 1407523

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