

STEPHEN JAMES
RESIDENTIAL



Goudhurst Road, Staplehurst, TN12



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Originally dating from 1922, this former oast house has undergone a breathtaking restoration defined by uncompromising attention to detail and bespoke artisan craftsmanship throughout. Spanning 1,679 sq ft, the home seamlessly unites its rich agricultural heritage with elevated modern luxury, creating a truly singular home finished to an impeccable standard.

- Restored 1922 Oast
- Hand-Carved Oak Staircase
- Bespoke Handmade Kitchen
- Large Detached Garage
- Three En-Suite Bedrooms
- Rural Garden Setting

“ This restoration served as a true passion project for me, a canvas to bring together two decades of experience, employing our most intricate hand-crafting techniques and finest natural materials to create something genuinely extraordinary. ”

RICHARD EDMONDSON, WEALD KITCHEN MAKERS

Set on the rural edge of Staplehurst in the heart of the Kentish Weald, the home is surrounded by fields and orchards yet only a short drive from the village, with its supermarket, independent shops, medical practice and traditional pubs. The historic Wealden towns of Cranbrook and Goudhurst are close by, as is the National Trust's celebrated Sissinghurst Castle, while Staplehurst station offers mainline services to London, making the home an ideal choice for families and commuters alike.

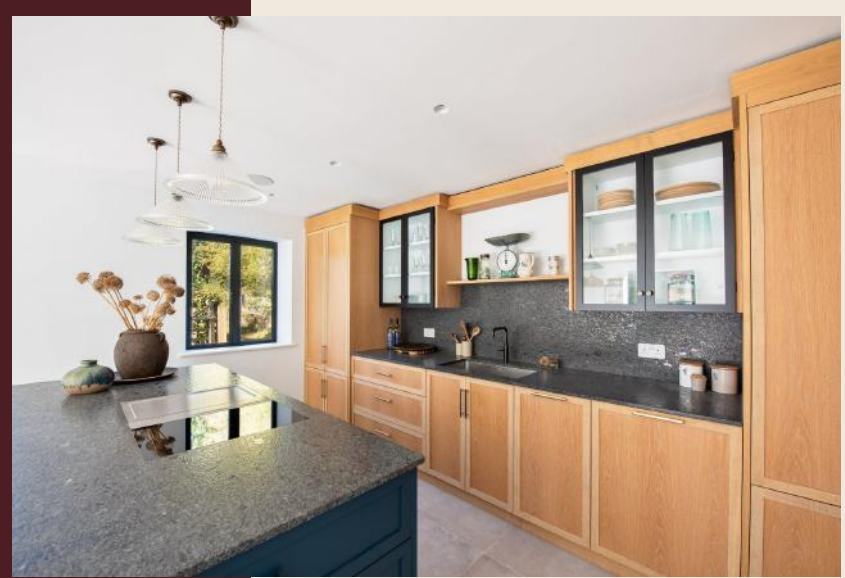


Kitchen / Dining

The kitchen, like all the cabinetry in the house, was designed and handmade by Richard Edmondson, founder of Weald Kitchen Makers. Solid oak cabinetry with glazed display units and integrated lighting sits alongside a painted island with leathered silver-grey granite worktops and seating for three. Top-of-the-line appliances are used throughout, including a Miele oven, microwave and dishwasher, a Liebherr fridge and freezer, a Bora downdraft induction hob and a Quooker hot tap.

The kitchen flows into a light-filled dining and family area, with room for a table for eight and a relaxed seating corner. Steel-framed doors on two sides open onto the terrace and gardens, and an AMP Pro sound system with two amplifiers runs through the whole space.

Throughout the home, lighting and fixtures have been sourced locally wherever possible, including from the Kent Wall Lighting Company. Outside, the brickwork has been repointed by hand, and an air source heat pump provides efficient heating throughout.





Reception / Utility / Staircase

The reception room offers a calm and characterful retreat, with engineered oak flooring, a large picture window and further windows to two sides. A practical utility area, with space and plumbing for a washing machine, and a characterful cloakroom WC, with raspberry panelling and brass fittings, complete the ground floor.

Among the home's many exquisite architectural signatures is a striking solid oak staircase, anchored by a hand-carved, 8-metre continuous beam that rises seamlessly from the ground floor up into the apex of the traditional oast kiln. Demonstrating the uncompromising lengths taken in its creation, the fluid banister was crafted over six meticulous weeks of traditional hand-steaming and manipulation.

This singular feature is subtly framed on the middle-floor gallery by bespoke shelving repurposed from reclaimed local timber, quietly honouring the property's heritage.



The Upper Floors & Grounds

Upstairs, the premium engineered oak flooring continues, running beneath vaulted ceilings and original exposed beams. The light-filled principal bedroom has a walk-in wardrobe and doors opening onto a private balcony with views across the fields. Its en-suite has a freestanding bath, walk-in shower and a classic solid oak vanity with a marble top.

The second double bedroom has handmade fitted wardrobes and an en-suite with a marble-topped, fluted raspberry vanity. Up in the oast kiln itself, the third bedroom has a hand-crafted oak desk and an en-suite with striking blue tiles and brushed brass fittings, plus a loft ladder.

Outside, a gravel drive provides parking with an electric car charging point already installed, and wiring is in place for electric gates. The huge oak-framed garage, approx. 20'11" x 20'4", has its own separate power and water supply. Embracing its rural surroundings, discreet nesting provisions for swifts and bats have been seamlessly integrated within the garage roof structure, while owl boxes sit in the mature oaks framing the lawned garden and paved terrace.

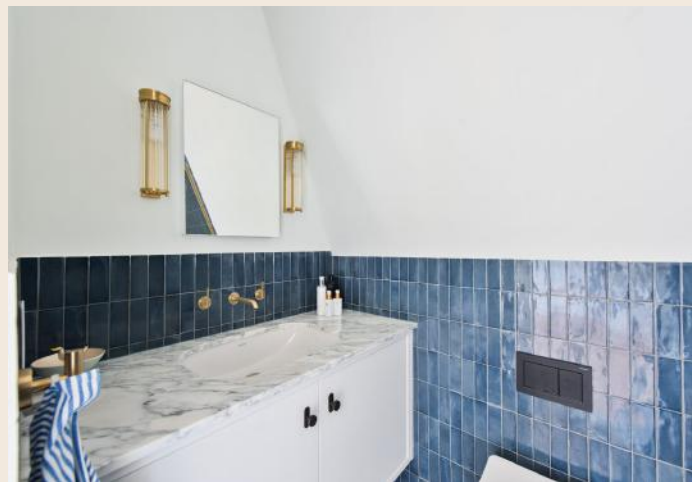


















Location

📍 TN12 0HB

Energy Performance
Certificate (EPC)

EPC : C



Amenities



Staplehurst Village Centre
1 Mile

Nearest Pub
1 Mile

Staplehurst Train Station
1.6 Miles

Sissinghurst Castle Garden
3 Miles

Cranbrook Town Centre
3.6 Miles

Primary Schools

Staplehurst School (State), Ofsted: Good, 1.2 Miles

Leigh Academy Marden (State), Ofsted: Good, 2.8 Miles

Goudhurst & Kildown CofE Primary School (State), Ofsted: Outstanding, 4 Miles

Secondary Schools

Cranbrook School (State, Grammar), Ofsted: Good, 3.6 Miles

Maidstone Grammar School (State, Grammar), Ofsted: Good, 7.9 Miles

Maidstone Grammar School for Girls (State, Grammar), Ofsted: Outstanding, 8.7 Miles

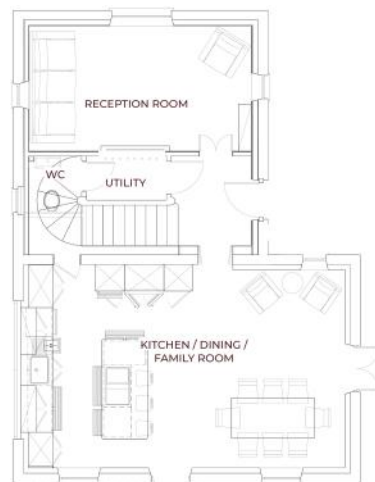
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Floor Plan

HOUSE: APPROX. 156 SQ.M. (1,679 SQ.FT.)

GARAGE: APPROX. 39.5 SQ.M. (425 SQ.FT.)

TOTAL: APPROX. 195.5 SQ.M. (2,104 SQ.FT.)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GARAGE

Floor plans are not to scale and are for illustrative purposes only. Layout, fixtures and furniture shown are indicative. All measurements and floor areas are approximate; the garage area is calculated from external dimensions and the garage plan is a representative drawing. Prospective purchasers should verify all measurements before proceeding.

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