

COLLIER STREET

KENT



Collier Street
Kent
TN12 9RH

Presented in immaculate condition throughout, this delightful attached coach house occupies a rural location on a country lane in Collier Street.

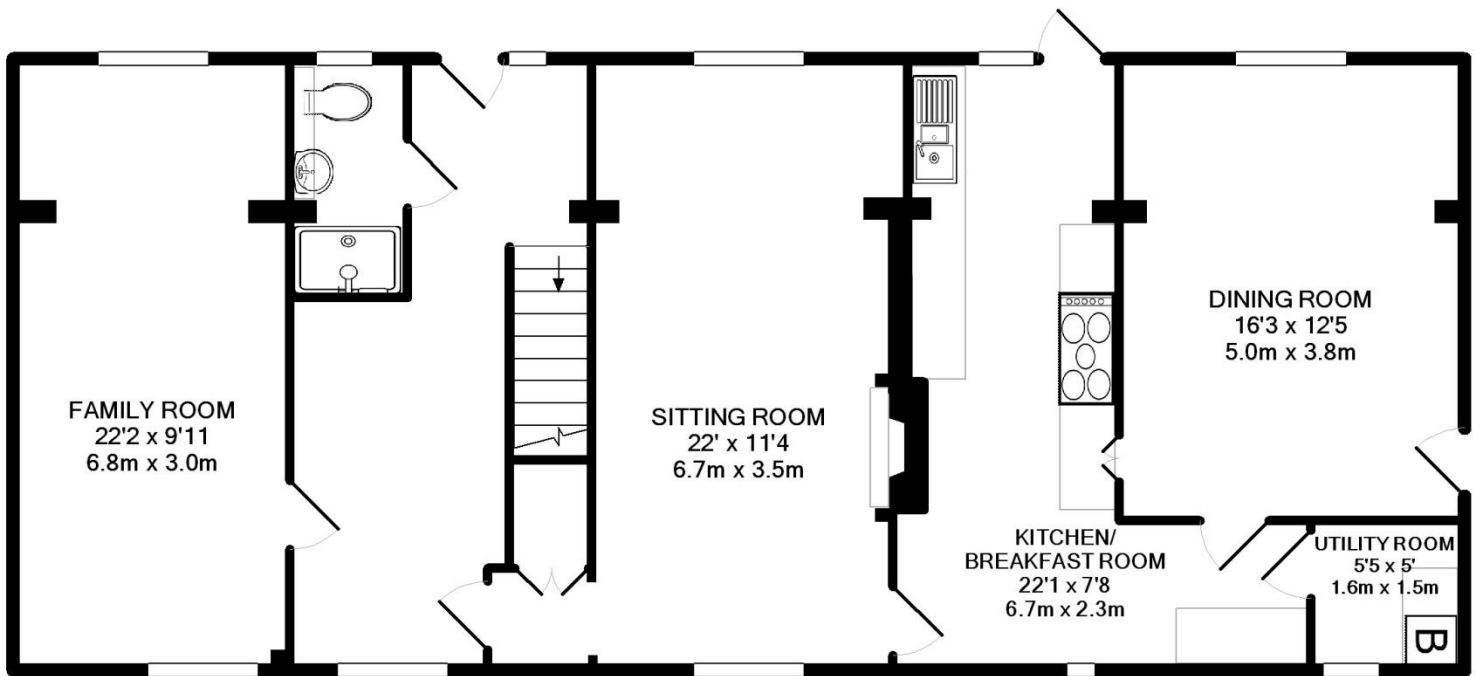
Outside the property is approached via a long drive then through an electric gate onto a drive leading to an area of parking and the outbuildings which consist of a garage, a stable and a store. The drive continues to the property. The garden is laid predominantly to lawn bordered with well stocked flower and shrub beds and is enclosed with mature hedging. Across the drive from the gardens there is a vegetable garden and paddock, the grounds total approx. 1.5 acres.

- Delightful Attached Coach House
- Rural yet not Isolated Location
- Sitting Room with Open Fireplace
- Double Aspect Family Room
- Double Aspect Dining Room
- Kitchen/Breakfast Room
- Utility Room and Shower Room
- Double Aspect Master Bedroom
- Three Further Double Bedrooms
- Family Bath and Shower Room
- Delightful Grounds Approx. 1.5 Acres
- Garage and Additional Outbuildings









GROUND FLOOR

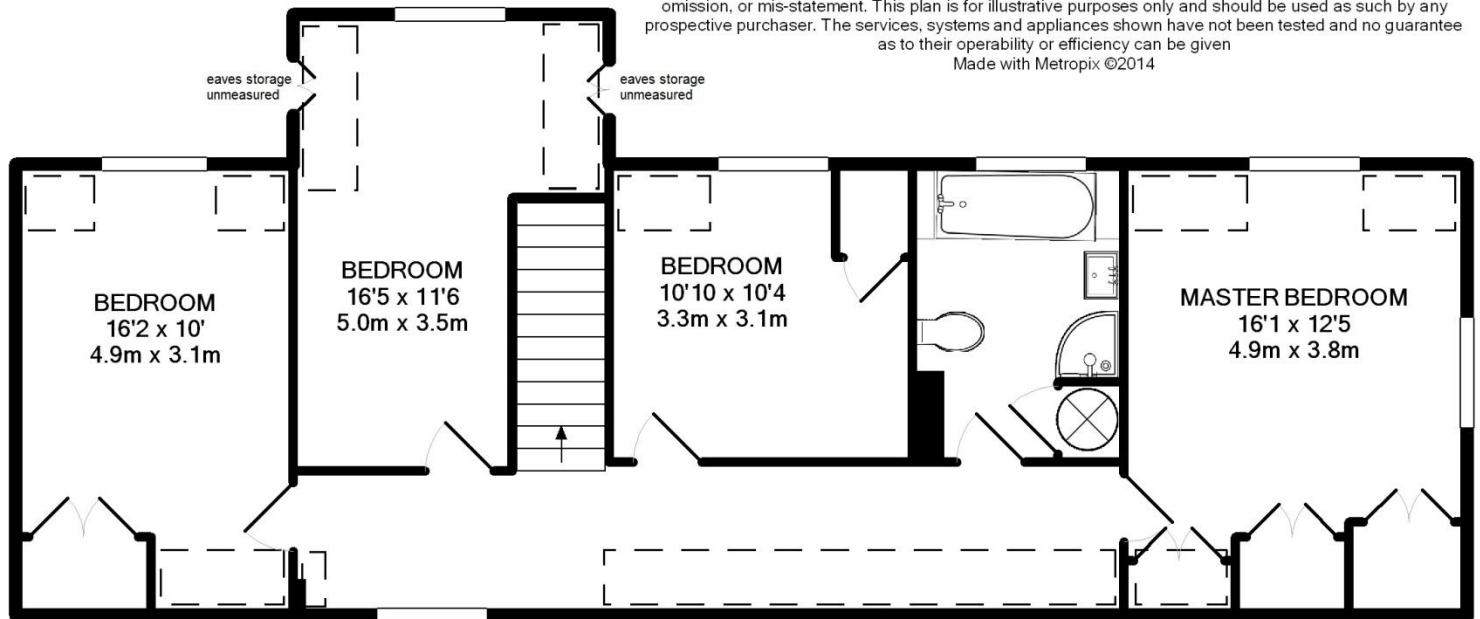
TOTAL APPROX. INTERNAL FLOOR AREA 1966.6SQ.FT. (182.7SQ.M)

(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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1ST FLOOR

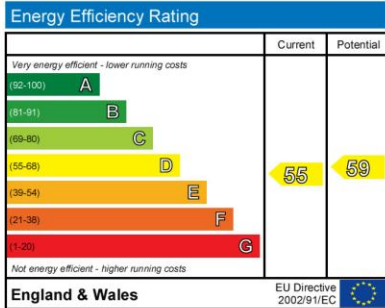
Energy Performance Certificate



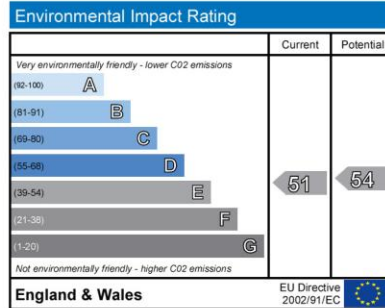
Spitzbrook Coach House
Collier Street
TONBRIDGE
Kent
TN12 9RH

Dwelling type: Semi-detached house
Date of assessment: 19 November 2007
Date of certificate: 19 November 2007
Reference number: 8890-1614-8310-8196-9933
Total floor area: 206 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	231 kWh/m ² per year	216 kWh/m ² per year
Carbon dioxide emissions	9.3 tonnes per year	8.7 tonnes per year
Lighting	£154 per year	£96 per year
Heating	£971 per year	£937 per year
Hot water	£177 per year	£169 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy efficient product. It's a quick and easy way to identify the most energy efficient products on the market. For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 12 012 or visit www.energysavingtrust.org.uk/myhome



SERVICES

Mains electricity and water. Oil fired central heating.
Private drainage.

Maidstone Borough Council - Council Tax Band F

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



The Corner House, Stone Street
Cranbrook, Kent TN17 3HE
Tel: 01580 715400
Fax: 01580 715122
Email: enquiries@harpersandhurlingham.com
Web: www.harpersandhurlingham.com

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