

COLLIER STREET

KENT



Located in the village of Collier Street within a converted farm complex, this spacious, unlisted three kiln oast and barn is believed to have been converted in 1979 with further work carried out in the late 1980's.

Situated over three floors, the accommodation consists of an entrance hall, a double aspect drawing room with log burning stove, a family room in one of the two roundels, a dining room in the second roundel, a triple aspect kitchen/breakfast room with woodburning stove in the square kiln, a utility/cloakroom and a boot room on the ground floor. On the first floor there is a master bedroom, currently used as a sitting room, with ensuite bath and shower room, a double aspect double bedroom, two double bedrooms in the roundels and a family shower room. On the second floor there is a guest bedroom with ensuite bath and shower room, a double bedroom in the square kiln, two double bedrooms in the roundels and a family bathroom.

Detached from the oast but leading from the boot room there is an office consisting of two rooms each with access to the gardens.

The oast is approached through a five bar gate onto a large gravel driveway providing ample off road parking for several vehicles. The driveway is bordered with mature well stocked flower and shrub beds. The beautifully manicured gardens are predominantly laid to lawn with mature flower and shrub beds, a delightful paved terrace, a small area of orchard with an outbuilding and a tennis court which is in need of some renovation.

- Three Kiln Converted Oast and Barn
- Double Aspect Drawing Room with Log Burning Stove
- Roundel Dining Room
- Roundel Family Room
- Triple Aspect Kitchen/Breakfast Room
- Utility/Cloakroom and Boot Room
- Two Double Bedrooms both Ensuite
- Six Further Double Bedrooms
- Family Bathroom and Separate Shower Room
- Garden and Grounds of One Acre including Tennis Court
- Detached Office and Outbuilding
- Mainline Station at Marden

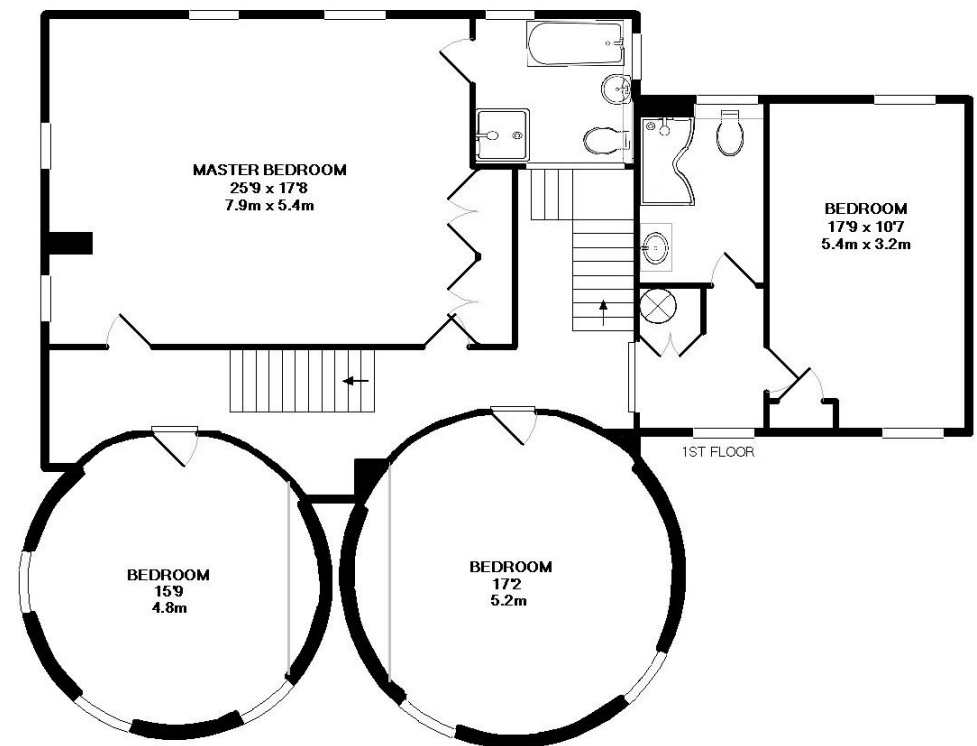
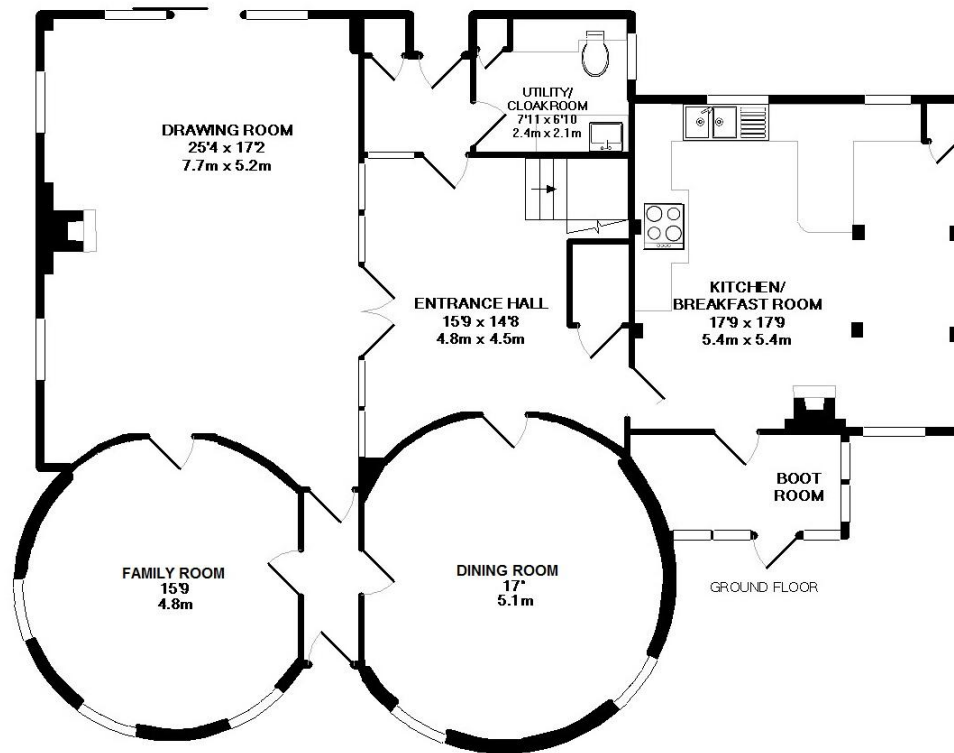












Energy Performance Certificate

Martins Farm East, Collier Street, TONBRIDGE, TN12 9SB

Dwelling type: Detached house
Date of assessment: 16 April 2014
Date of certificate: 16 April 2014

Reference number: 8207-7362-5229-5597-7443
Type of assessment: RdSAP, existing dwelling
Total floor area: 419 m²

Use this document to:

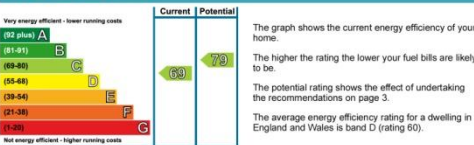
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 7,524
Over 3 years you could save	£ 1,656

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 753 over 3 years	£ 429 over 3 years	You could save £ 1,656 over 3 years
Heating	£ 6,318 over 3 years	£ 4,086 over 3 years	
Hot Water	£ 453 over 3 years	£ 453 over 3 years	
Totals	£ 7,524	£ 5,888	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

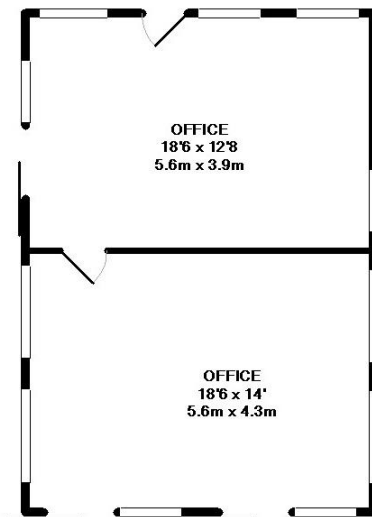


Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 840	✓
2 Floor insulation	£800 - £1,200	£ 565	✓
3 Low energy lighting for all fixed outlets	£120	£ 250	✓

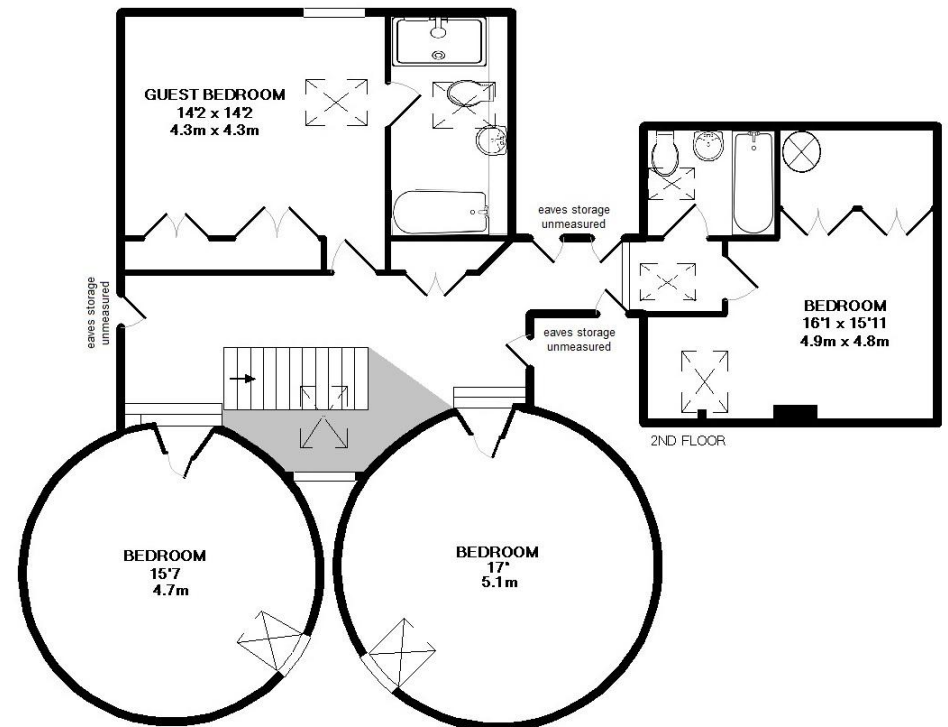
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



TOTAL APPROX. INTERNAL FLOOR AREA (excluding detached office) 4055.8SQ.FT. (376.8SQ.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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Collier Street
Tonbridge
Kent
TN12 9SB

SERVICES

Mains electricity and water. Private drainage.

Maidstone Borough Council - Council Tax Band H

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

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