



'Our Focus Determines Your Reality'



Redwall Lane
Hunton
Kent
ME15 0RL



Reception Hall * Drawing Room * Dining Room * Snug
Kitchen and Breakfast Room * Utility Room * Two Cloakrooms
Wine Cellar

Master Bedroom Suite * Four Double Bedrooms
Family Bath and Shower Room * Family Shower Room

Grounds of Approximately 3 Acres * Swimming Pool * Pool House
Tennis Court * Garaging * Games Room * Workshop
Garden Stores * Pond



ELEGANT PERIOD COUNTRY HOME

This elegant country home is thought to date from the 17th century with Victorian additions and is unlisted.

The impressive accommodation consists of a reception hall leading to a double aspect drawing room with bay window, doors to the garden and a fireplace with log burning stove, a dining room with square bay window, a snug with fireplace, a kitchen opening into a breakfast room, a utility room, two cloakrooms and steps to a wine cellar on the ground floor. On the first floor there is a master bedroom suite comprising a bedroom, dressing room and bath and shower room, four further double bedrooms, a family bath and shower room and a family shower room.

Outside the property sits in delightful park like grounds of approximately 3 acres boasting formal gardens, expansive lawns interspersed with a variety of trees, terracing, a swimming pool and pool house, a tennis court, games room, workshop, extensive garaging, a variety of storage and a partially walled kitchen garden with greenhouse, the historic wall believed to be the inspiration for the name 'Redwall' Lane.

Additional land and outbuildings are available under separate negotiation.



HUNTON AND LINTON

Hunton offers local village amenities whilst in Linton there is a village church, village hall and local public house. Further village amenities may be found in nearby Coxheath, including general stores, pharmacy and doctors surgery.

For more extensive shopping and leisure facilities the town of Maidstone which is approximately 3 miles away.

SCHOOLS AND CONNECTIONS

Together with the well-regarded local primary school there are a variety of state and public schools available in the area including Dulwich Preparatory School, Sutton Valence, Bethany, Benenden as well as grammar schools in Maidstone and Tonbridge.

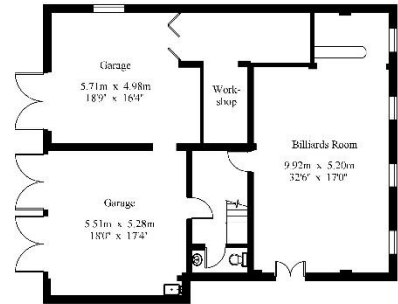
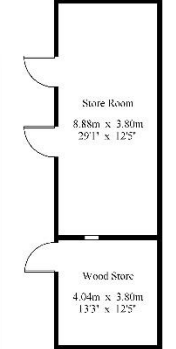
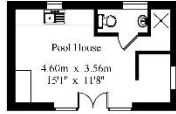
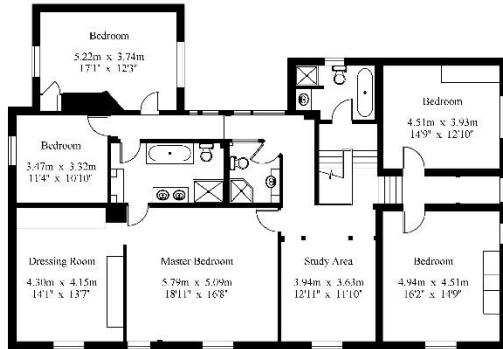
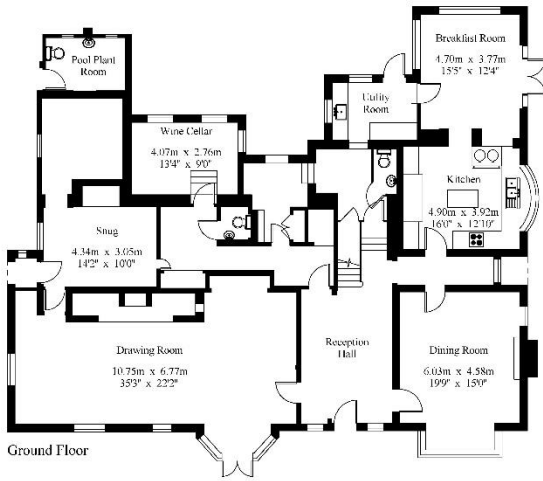
Main Line Railway Stations are available at Paddock Wood, Staplehurst and Marden whilst the nearby M20 provides connections to the national motorway network.



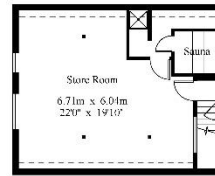
The Elms

House - Gross Internal Area : 441.1 sq.m (4748 sq.ft.)
 Pool House - Gross Internal Area : 21.9 sq.m (235 sq.ft.)
 Stables - Gross Internal Area : 49.6 sq.m (533 sq.ft.)
 Outbuilding - Gross Internal Area : 179.9 sq.m (1936 sq.ft.)

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Ground Floor Outbuilding



First Floor Outbuilding

--- Restricted Height



Energy Performance Certificate HM Government

The Elms, Redwall Lane, Hunton, MAIDSTONE, ME15 0RL

Dwelling type: Detached house Reference number: 8376 7020 4149 6723 6600
 Date of assessment: 07 October 2018 Type of assessment: Typical existing dwelling
 Date of certificate: 20 October 2018 Total floor area: 427 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	£ 10,812
Over 3 years you could save	£ 4,233

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 480 over 3 years	£ 480 over 3 years	
Heating	£ 6,788 over 3 years	£ 5,649 over 3 years	You could save £ 4,233 over 3 years
Hot Water	£ 3,544 over 3 years	£ 430 over 3 years	
Totals	£ 10,812	£ 6,559	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This includes energy use for running appliances like TVs, computers and coolers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
A (93-100)	A	B
B (81-92)		
C (69-80)		
D (55-68)		
E (39-54)		
F (29-38)	F	G
G (13-28)		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,000	£ 95
2 Internal or external wall insulation	£4,000 - £14,000	£ 2,000
3 Floor insulation (solid floors)	£4,000 - £8,000	£ 354

See page 3 for a full list of recommendations for this property.
 To receive advice on what measures you can take to reduce your energy bills, visit www.nrgenergy.co.uk or call Brochure 0800 444203. This Crown Copyright may be used by you to improve your home, warmer and cheaper for life.

SERVICES

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

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.

Harpers and Hurlingham Property Consultants

The Corner House, Stone Street, Cranbrook, Kent TN17 3HE

Tel: 01580 715400

enquiries@harpersandhurlingham.com

www.harpersandhurlingham.com