

LINTON

KENT



Redwall Lane Linton, Kent ME17 4BD

Unrecognisable as the original two cottages built in approximately 1870, this stunning family home sits in the centre of its own gardens, surrounded by countryside.

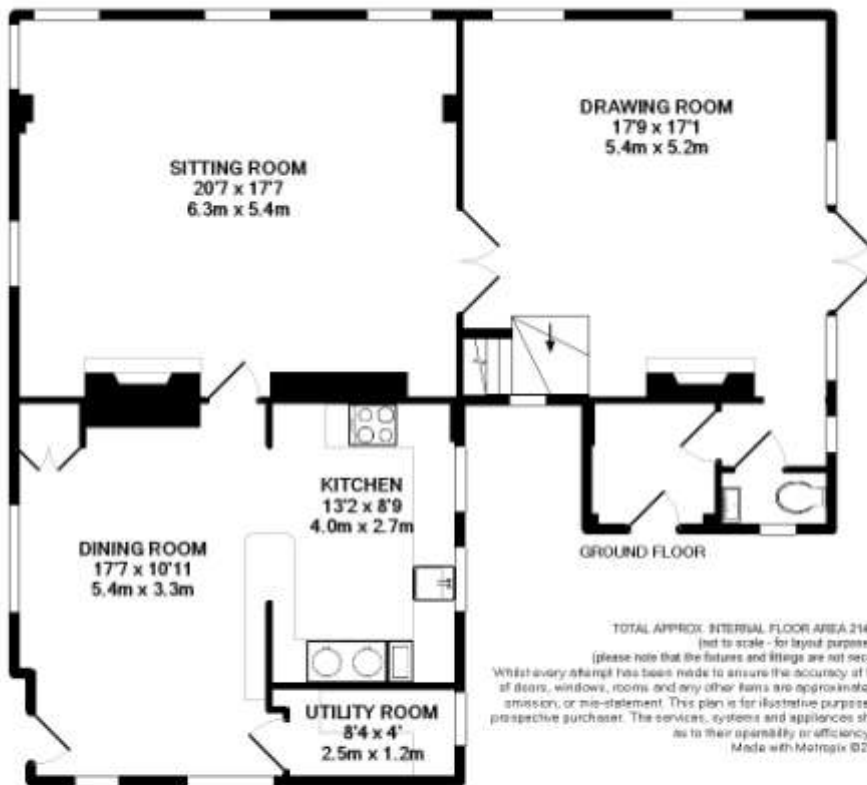
Approached through electric gates, the drive sweeps around to the front of the property and the garaging which consists of a garage, double cart lodge and room above. The landscaped gardens adjoin the drive and wrap around the property. The manicured lawn is bordered with well stocked mature flower and shrub beds, whilst mature trees provide shelter from which to enjoy the views. A paved terrace is ideal for outside entertaining.

- Stunning Detached Family Home
- Delightful Rural Aspect
- Triple Aspect Drawing Room
- Sitting Room with Wood Burner
- Kitchen/Breakfast and Dining Room
- Utility Room and Cloakroom
- Master Bedroom with Ensuite
- Two Further Double Bedrooms
- Double Bedroom with Sitting Room
- Family Bath and Shower Room
- Enclosed Landscaped Gardens
- Garage/Cart Lodge with Room Above

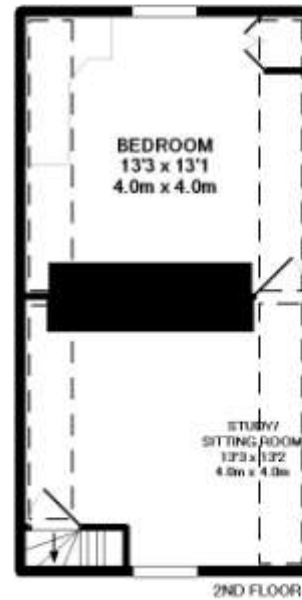








TOTAL APPROX. INTERNAL FLOOR AREA 2146.350 FT. (199.492 M)
(not to scale - for layout purposes only)
(Please note that the fixtures and fittings are not necessarily included in the sale)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of floors, 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.
Made with Motoprix 02014



Energy Performance Certificate



River Farm House, Redwall Lane, Linton, MAIDSTONE, ME17 4BD

Dwelling type: Detached house
 Date of assessment: 06 October 2014
 Date of certificate: 10 October 2014
 Reference number: 9523-2898-7001-9004-2471
 Type of assessment: RdSAP existing dwelling
 Total floor area: 227 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

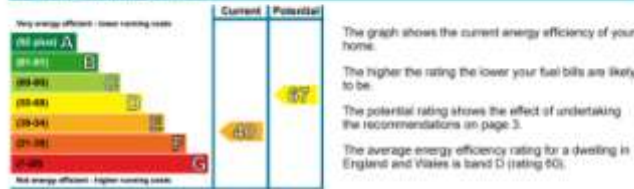
Estimated energy costs of dwelling for 3 years:	£ 9,963
Over 3 years you could save	£ 3,549

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 610 over 3 years	£ 265 over 3 years	
Heating	£ 8,802 over 3 years	£ 5,784 over 3 years	
Hot Water	£ 942 over 3 years	£ 345 over 3 years	
Totals	£ 9,963	£ 6,414	

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 Cavity wall insulation	£800 - £1,500	£ 591	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 735	✓
3 Floor insulation	£800 - £1,200	£ 399	✓

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

To find out more about the recommended measures and other actions you should take today to save money, visit www.direct.gov.uk/savingenergy or call 0800 123 1234 (standard national rates). The Green Deal may allow you to install your home warmer and insulator to help at no up-front cost.



SERVICES

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

Maidstone Borough Council - Council Tax Band G

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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