

# BIDDENDEN

KENT



## Fosten Green Biddenden, Kent TN27 8ER

This delightful detached oast conversion has planning to extend to create a 4/5 bedroom home.

The accommodation consists of a sitting/dining room, a fitted kitchen and a cloakroom on the ground floor. On the first floor there is a master bedroom with ensuite shower room, a further double bedroom and a family shower room.

The grounds consist of an enclosed garden with lawn and patio and other partially lawned areas adjacent to the outbuildings which are to be incorporated into the extension project. The new stables will be adjacent to other outbuildings, the manege and the paddocks.

- Delightful Oast Conversion
- Sitting/Dining Room with Log Burner
- Fitted Kitchen
- Two Double Bedrooms, One Ensuite
- Family Shower Room
- P.P. to Extend to 4/5 beds
- Grounds Approx. 11.4 Acres
- Misc Outbuildings and Manege
- P.P. to add Stabling
- Driveway for off Road Parking
- Cranbrook School Catchment Area





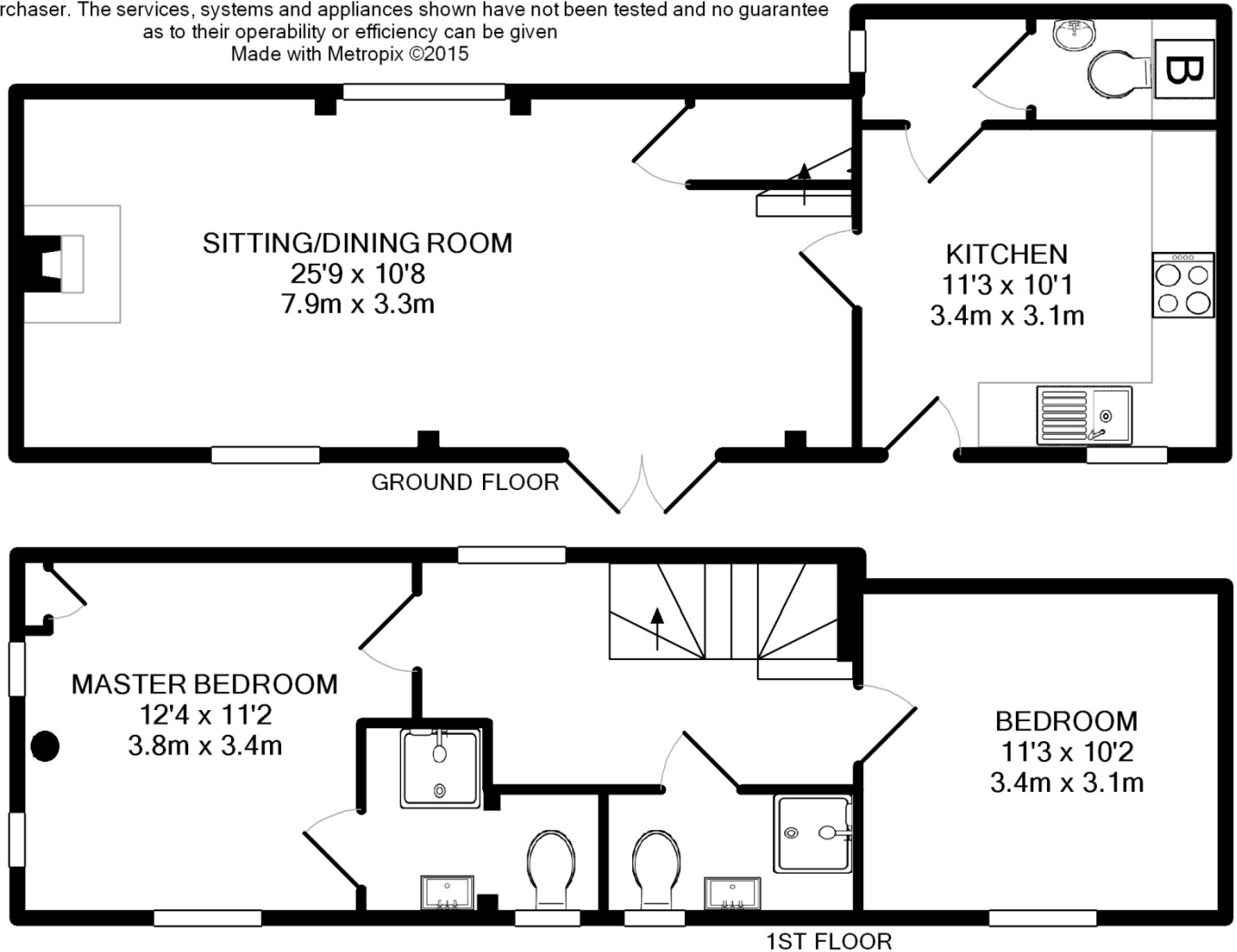
TOTAL APPROX. USEABLE INTERNAL FLOOR AREA 757.8SQ.FT. (70.4SQ.M)

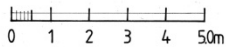
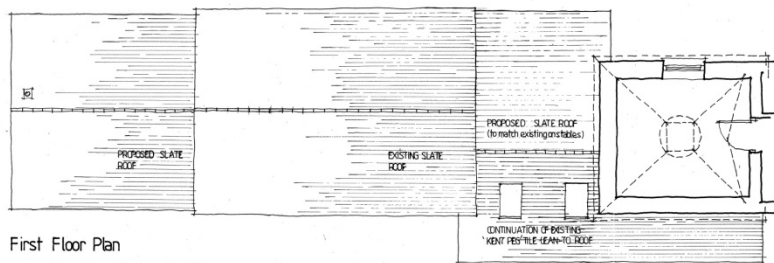
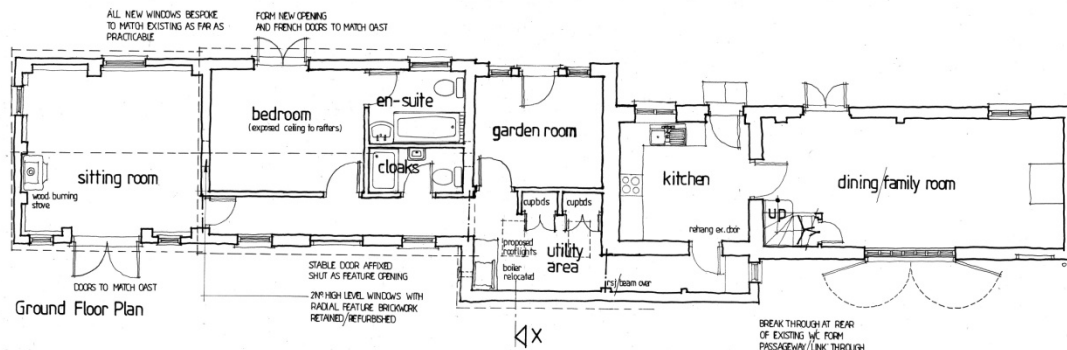
(not to scale - for layout purposes only)

(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

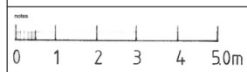
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Client  
NEIL BILLINGS  
Project  
KINGSMOOR OAST, CRANBROOK ROAD,  
BIDDENDEN, KENT  
Site  
OAST/STABLE (conversion) - PROPOSED OAST/STABLE  
FLOOR/CEILING FIRST FLOOR ROOF PLAN  
Drawn by  
Date  
DRA/9923/28 A 1:100 04/12 17/01/2014  
**dha** urban design  
Creative People, Creative Places, Birmingham Road  
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Rev A - June 2014 - reduction in proposed  
built form, fenestration changes at  
1. DHA: mmmw



Rev A reason  
Reduction in built form, fenestration  
change at LPA request  
Date July 2014  
Client  
NEIL BILLINGS  
Project  
KINGSMOOR OAST, CRANBROOK ROAD  
BIDDENDEN, KENT  
Site  
PROPOSED RENDERED ELEVATIONS  
Drawn by  
Date  
DHA/9923/28 A NTS MAY 2014  
CAD Reference: N/A  
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## Energy Performance Certificate



Kingsmead Oast,  
Foston Green,  
Biddenden,  
ASHFORD,  
TN27 8ER

Dwelling type: Detached house  
Date of assessment: 04 February 2010  
Date of certificate: 05 February 2010  
Reference number: 8207-5247-5229-7906-3203  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 79 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	69		63
	74		69
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	

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 are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	217 kWh/m <sup>2</sup> per year	186 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.4 tonnes per year	2.9 tonnes per year
Lighting	£65 per year	£43 per year
Heating	£386 per year	£340 per year
Hot water	£144 per year	£124 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change 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 products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



## SERVICES

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

Ashford Borough Council - Council Tax Band B

Planning references: 14/00280/AS  
14/00620/AS

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

**H&H**  
HARPERS AND HURLINGHAM

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