

# STAPLEHURST KENT









COUCHMAN GREEN LANE, STAPLEHURST  
KENT TN12 0RR

## Spacious Unlisted Barn Conversion

Entrance Hall \* Drawing Room \* Dining Room \* Study  
Family Room \* Kitchen/Breakfast/Family Room \* Utility Room  
Two Cloakrooms \* Guest Bedroom with Ensuite

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Master Bedroom with Ensuite \* Three Further Bedrooms \* Family Bathroom

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Delightful Gardens \* Detached Double Garage

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Cranbrook School Catchment Area

### Harpers and Hurlingham

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This spacious unlisted barn conversion occupies a rural position within a delightful farm hamlet on the outskirts of the Wealden village of Staplehurst.

Originally believed to have been the hay barn and stables, the property is presented in immaculate order throughout. The accommodation consists of a vaulted entrance hall, a triple aspect drawing room with wood burning stove, a double aspect dining room, a double aspect family room, a study, a triple aspect kitchen/breakfast room with door to the garden, a utility room, two cloakrooms and a guest bedroom with ensuite shower room on the ground floor.

On the first floor there is a master bedroom with ensuite shower room, three further bedrooms and a family bathroom.

Outside the barn sits behind electric gates at the end of a sweeping shared drive. The drive leads around through a five bar gate to the detached double garage. The enclosed gardens are laid extensively to lawn with a paved terrace, an attractive pond, well stocked flower and shrub beds and a variety of mature trees.

This delightful property benefits from being located within the much sought after Cranbrook School Catchment Area and a short distance from the mainline station in the village of Staplehurst.

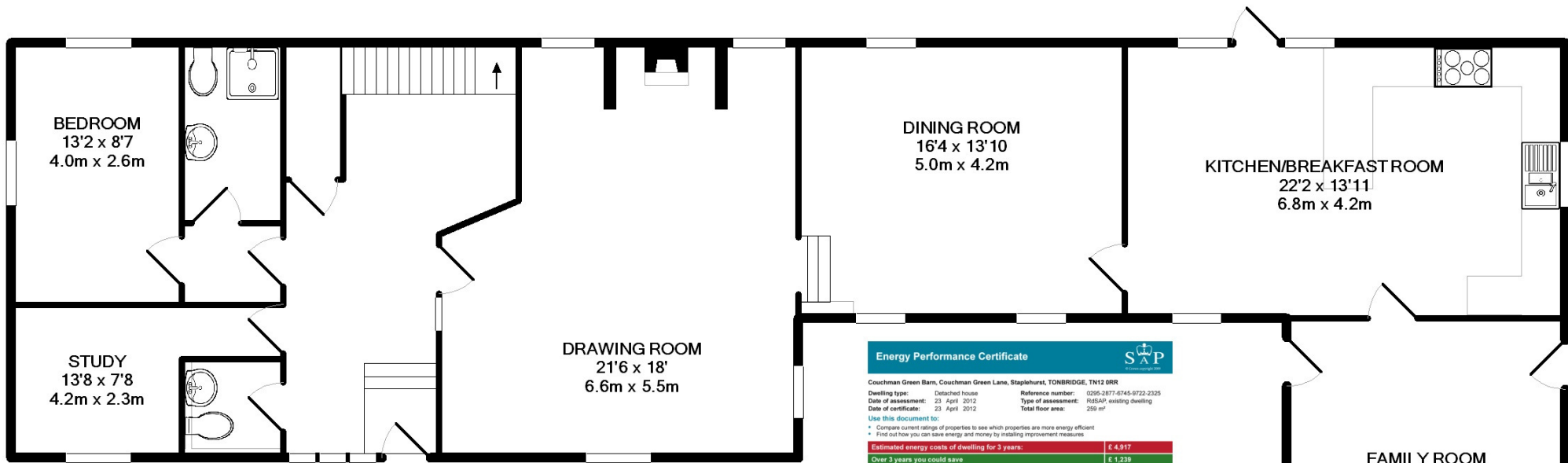




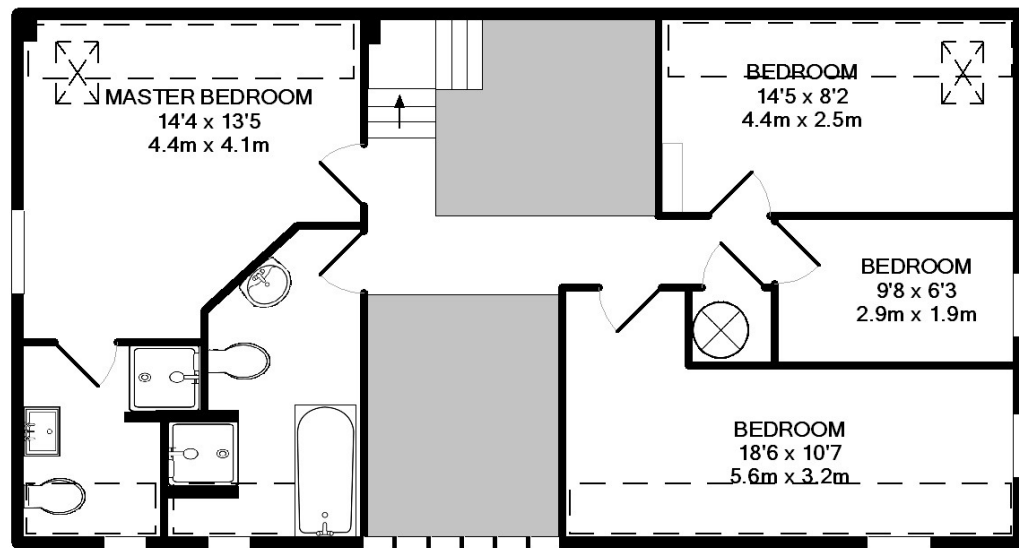
The property is situated on the outskirts of the Wealden village of Staplehurst with its excellent amenities including post office, bank, supermarket and primary school.

Together with the local primary school and Cranbrook 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.

The mainline station is a short distance and provides commuter services to Charing Cross, London Bridge and Cannon Street (approx 55 minutes).



GROUND FLOOR



1ST FLOOR

**Energy Performance Certificate**

Couchman Green Barn, Couchman Green Lane, Staplehurst, TONBRIDGE, TN11 0RR  
 Dwelling type: Detached house Reference number: 0265-2677-6745-9722-2325  
 Date of assessment: 23 April 2012 Type of assessment: RdSAP existing dwelling  
 Date of certificate: 23 April 2012 Total floor area: 259 m<sup>2</sup>

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:		£ 4,917
Over 3 years you could save		£ 1,238

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 610 over 3 years	£ 270 over 3 years	You could save £ 1,629 over 3 years
Heating	£ 3,873 over 3 years	£ 1,100 over 3 years	
Hot Water	£ 534 over 3 years	£ 238 over 3 years	
<b>Totals</b>	<b>£ 4,917</b>	<b>£ 3,678</b>	

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 micro-generation.

**Energy Efficiency Rating**

Net energy efficient - lower running costs

Rating	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

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 69). Net energy efficient - higher running costs

**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. Increase loft insulation to 270 mm	£100 - £350	£ 102	
2. Floor insulation	£800 - £1,200	£ 300	
3. Low energy lighting for all fixed outlets	£180	£ 188	

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/energy](http://www.direct.gov.uk/energy) or call 0300 123 234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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TOTAL APPROXIMATE USABLE INTERNAL FLOOR AREA 2347.6SQ.FT. (218.1SQ.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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Mains electricity and water. Oil fired central heating. Private drainage. Under floor heating throughout.

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.









**H&H**  
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