

CHAINHURST KENT



NEW LODGE FARM, HUNTON ROAD, CHAINHURST
KENT TN12 9LS

Delightful Square Kiln Oast in Rural Location

Drawing Room * Dining Room * Study * Kitchen/Breakfast Room * Cloakroom

Master Bedroom Ensuite * Two Double Bedrooms * Family Bathroom

Attic Double Bedroom

Charming Enclosed Gardens * Integral Garage * Detached Garage * Garden Store
Off Road Parking

Believed to date from the 16th century and converted in 1995, this delightful square kiln oast enjoys a rural location in the charming hamlet of Chainhurst.

Deceptively spacious, the accommodation consists of an entrance hall, double aspect drawing room with a log burning stove and a door to the garden room, a dining room, kitchen/breakfast room, cloakroom and an integral garage on the ground floor.

On the first floor there is a master bedroom with ensuite shower room and built-in wardrobes, two further double bedrooms and a family bathroom. A staircase leads to the second floor double bedroom.

Outside, the oast forms part of a farm complex with the driveway leading to the garage and parking. The drive leads onto open fields. There is a second detached garage. The delightful enclosed gardens are laid to lawn bordered with well stocked mature flower and shrub beds and hedging. An area of paved terrace is ideal for outside entertaining. A stone path bordered with a flower bed leads to a garden store. There is an area of vegetable garden and a greenhouse. The gardens back onto the open fields.

Harpers and Hurlingham

The Corner House

Stone Street

Cranbrook

Kent

TN17 3HE

Tel: 01580 715400

enquiries@harpersandhurlingham.com

www.harpersandhurlingham.com



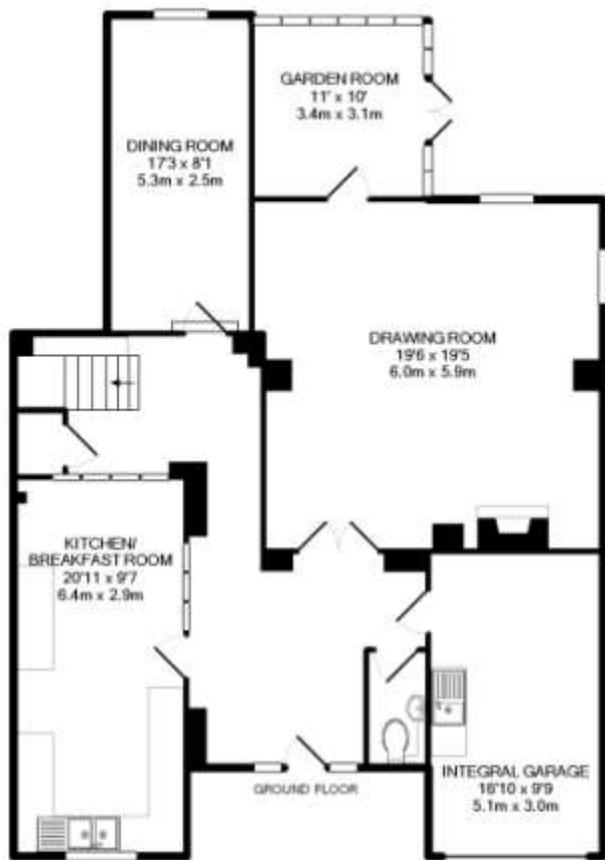


This unique property is located in the rural hamlet of Chainhurst, a short drive from the village of Marden.

The village provides good facilities with local stores for all the day to day necessities including hairdressers, post office, pharmacy and bank. There is also a Medical Centre, Dentist and Vet. There are a variety of places to eat including two public houses. The village also boasts a library, a primary school and sporting facilities.

The mainline station offers rail links to London Bridge, Cannon Street and Charing Cross in less than 60 minutes.

The Oast is within the catchment area for Maidstone Grammar with other highly regarded educational facilities available locally.



TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (including garage) 2277.65Q.FT. (211.65Q.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.
 Made with Metrepro 1/2018



Energy Performance Certificate

Blackcomb East, Horton Road, Marden, TONBRIDGE, TW12 9SL

Dwelling type: Detached house Reference number: 9281-2893-6416-9286-1485
 Date of assessment: 17 October 2018 Type of assessment: RESAP: existing dwelling
 Date of certificate: 17 October 2018 Total floor area: 160 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	£ 5,928
Over 3 years you could save	£ 771

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 474 over 3 years	£ 300 over 3 years	You could save £ 771 over 3 years
Heating	£ 3,801 over 3 years	£ 3,351 over 3 years	
Hot Water	£ 753 over 3 years	£ 490 over 3 years	
Totals	£ 5,028	£ 4,257	

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

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).

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Floor insulation (solid floor)	£4,000 - £8,000	£ 363	Yes
2. Low energy lighting for all fixed outlets	£50	£ 136	Yes
3. Solar water heating	£4,000 - £8,000	£ 378	Yes

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/energyenergy 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.

Mains electricity and water. LPG central heating.
 Private drainage.

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.



