

# ROLVENDEN KENT



MOUNTS LANE, ROLVENDEN, KENT TN17 4NX

## Charming Unlisted Barn

Entrance Hall \* Sitting/Dining Room \* Study  
Kitchen/Breakfast Room \* Cloakroom

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Master Bedroom \* Two Further Bedrooms \* Family Bathroom

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Delightful Gardens Approx. 2 Acres \* Garaging \* Workshop

Enjoying far reaching countryside views, this charming unlisted barn is believed to date from the 17th century and was converted in the 1990s. Sitting in delightful well kept gardens, the barn is conveniently located on the outskirts of the village of Rolvenden.

The accommodation consists of an entrance hall, sitting/dining room with doors to the garden, a study, kitchen/breakfast room with doors to the garden and a cloakroom on the ground floor.

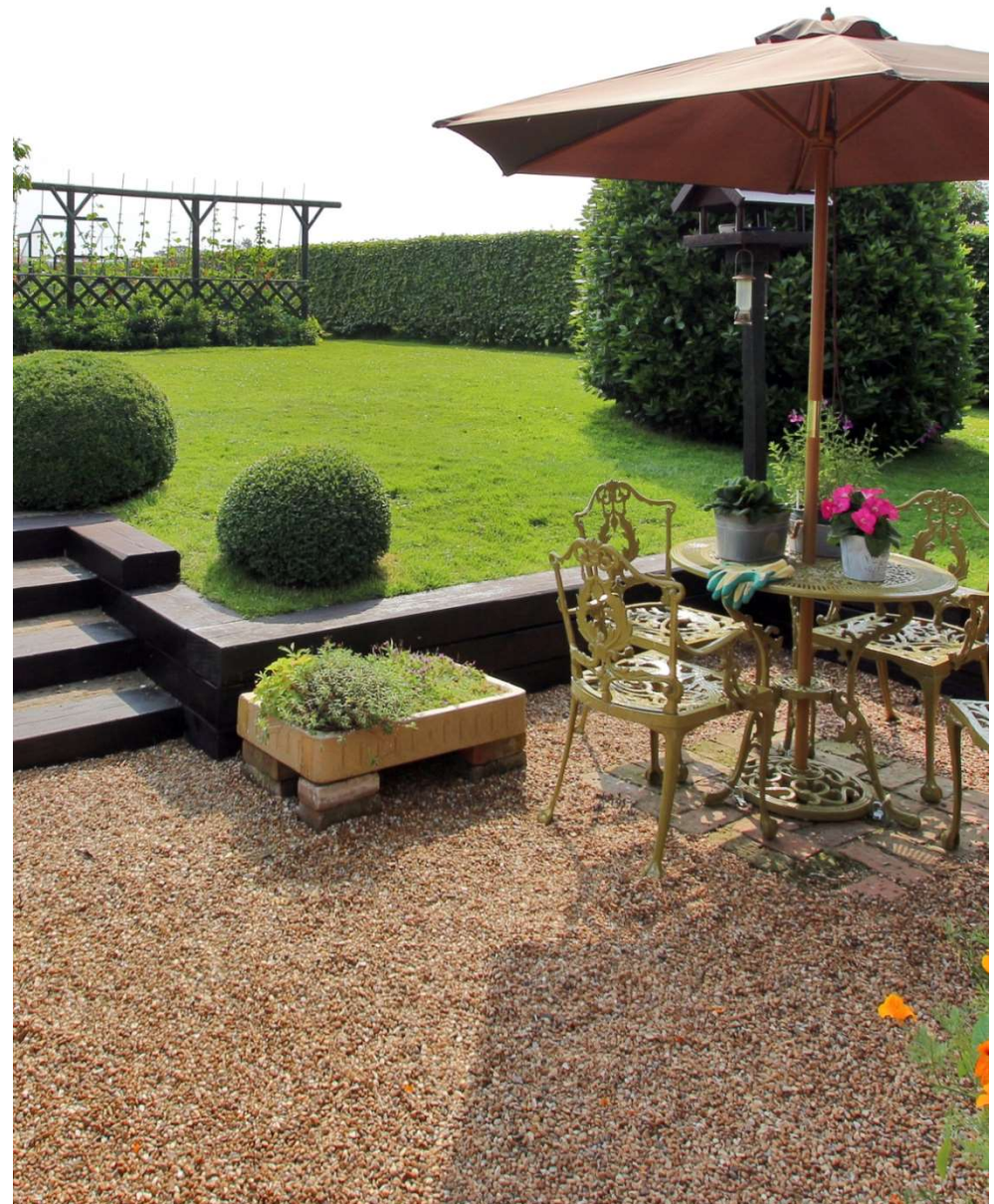
On the first floor there is a master bedroom with built-in storage, two further bedrooms and a family bathroom.

Outside a sweeping drive leads to the double garage and workshop and provides ample off road parking. The delightful well kept gardens total approximately 2 acres and are laid to lawn with mature flower and shrub beds, a pond, terrace, herb garden and vegetable garden

### Harpers and Hurlingham

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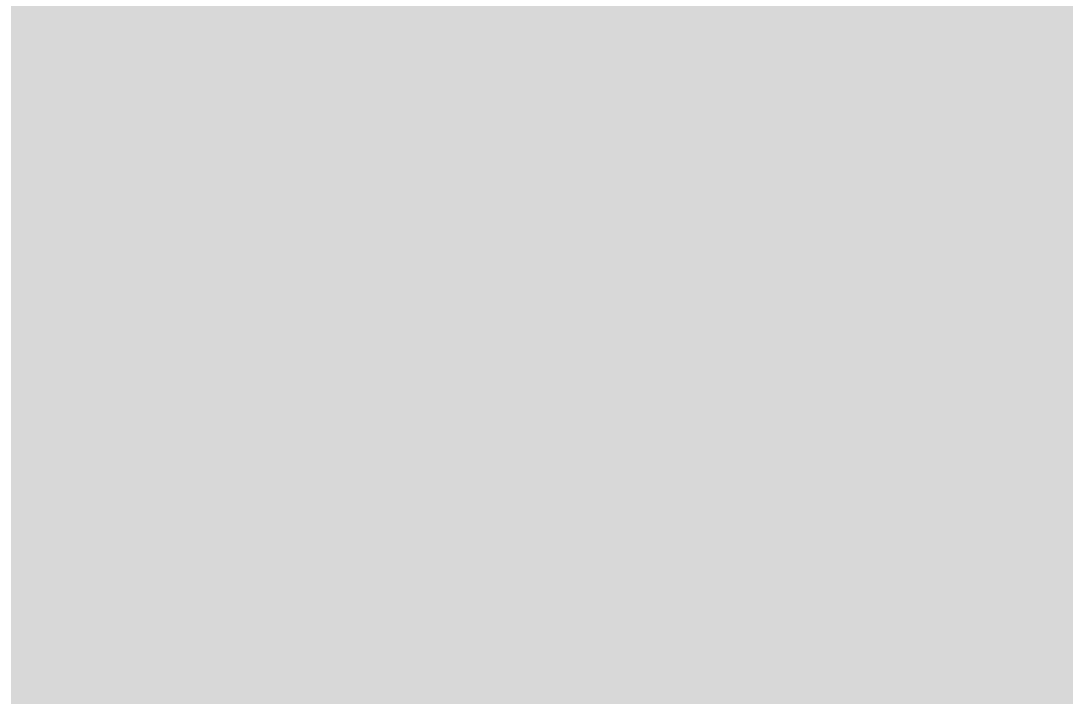


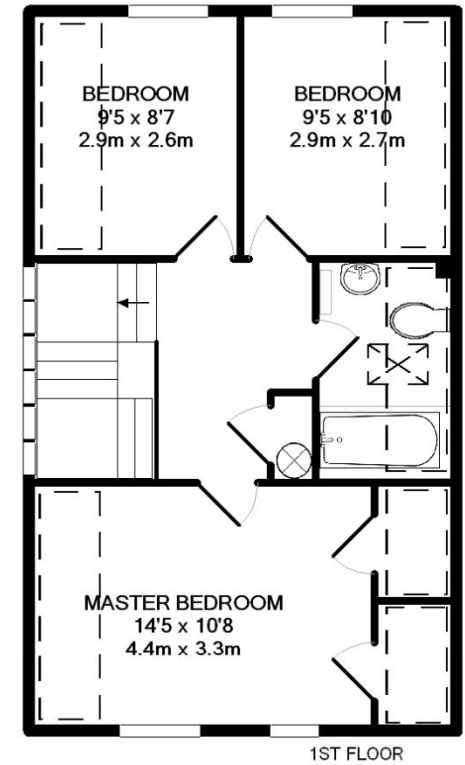
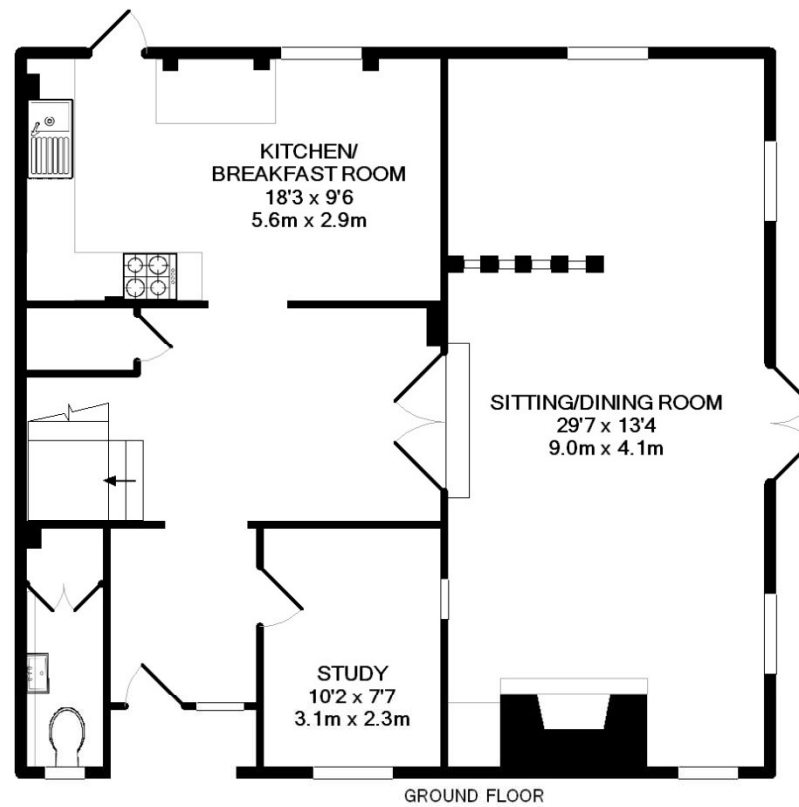
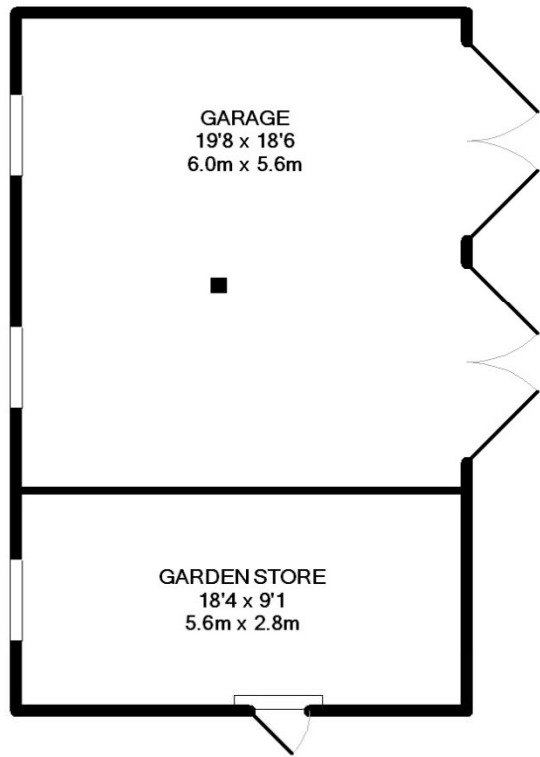
This charming barn is situated on the outskirts of the village of Rolvenden offering a village store, public houses and village hall where a Farmers market is held weekly.

The picturesque Town of Tenterden is a short drive. The tree lined High Street offers a comprehensive range of shops including Waitrose and Tesco Supermarkets, Cafe Bars and Restaurants.

Locally there are a number of sporting facilities including a leisure centre and several golf courses.

Mainline Rail Services to London Charing Cross, London Bridge and Cannon Street are available from Headcorn and Ashford.





TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (excluding garage and store) 1322.9SQ.FT. (122.9SQ.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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**Energy Performance Certificate**

Platts Barn, Mounts Lane, Rolvenden, CRANBROOK TN17 4NX  
 Dwelling type: Detached bungalow Reference number: 8543-7620-5060-2220-6872  
 Date of assessment: 30 June 2017 Type of assessment: RDSAP existing dwelling  
 Date of certificate: 30 June 2017 Total floor area: 141 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:	£ 4,658
Over 3 years you could save	£ 1,430

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 417 over 3 years	£ 234 over 3 years	You could save £ 1,530 over 3 years
Heating	£ 2,973 over 3 years	£ 2,285 over 3 years	
Hot Water	£ 868 over 3 years	£ 237 over 3 years	
<b>Total</b>	<b>£ 4,258</b>	<b>£ 2,756</b>	

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 excludes energy use for running appliances like TVs, computers and consoles, and 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 average energy efficiency rating for a dwelling in England and Wales is based on rating G.

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	Indicative cost	Typical savings over 3 years	Assists with Green Deal
1 Floor insulation (solid floor)	£4,000 - £8,000	£ 315	
2 Low energy lighting for all fixed outlets	£70	£ 144	
3 Heating controls (room thermostat)	£200 - £400	£ 231	

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.energy.gov.uk](http://www.energy.gov.uk) or call 0300 123 1234 (available national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

## SERVICES

Mains electricity, gas and water. Private drainage.

Ashford Borough Council - Council Tax Band F

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

