

STAPLEHURST KENT



CLAPPER LANE, STAPLEHURST, KENT TN12 0JW

Delightful Converted Barn with Annexe

Drawing Room * Sitting Room * Dining Room * Kitchen/Breakfast Room * Study/Bedroom
Utility Room * Cloakroom

Master Bedroom with Ensuite Shower Room* Two Further Double Bedrooms
Family Bath and Shower Room

Garden and Paddock * Triple Garage * Two Bedroom Annexe * Garden Store
Garden Room

Full of character from exposed brickwork to beams and vaulted ceilings, this delightful unlisted converted barn is complimented by a two bedroom annexe, a garden room and extensive garaging. The barn is conveniently situated on the rural outskirts of Staplehurst with easy access to both Staplehurst and Marden mainline stations.

The accommodation consists of a double aspect drawing room with log burner, sitting room with door to the garden, dining room, study/bedroom with door to the outside, double aspect kitchen/breakfast room, utility room and cloakroom on the ground floor.

On the first floor there is a double aspect, vaulted master bedroom with ensuite shower room, two further vaulted double bedrooms and a family bath and shower room.

Outside a gate opens onto the drive which is bordered by the barn, triple garaging and annexe. The annexe consists of a kitchen/sitting room, two double bedrooms and a family bathroom. The garden is laid predominantly to lawn with an area of terrace and adjoins a paddock which is bordered with hedgerow.

The barn is conveniently located for the mainline stations at either Staplehurst or Marden and is within the sought after Cranbrook School Catchment Area.

Harpers and Hurlingham

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

This property is also situated within the Cranbrook School Catchment area. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.

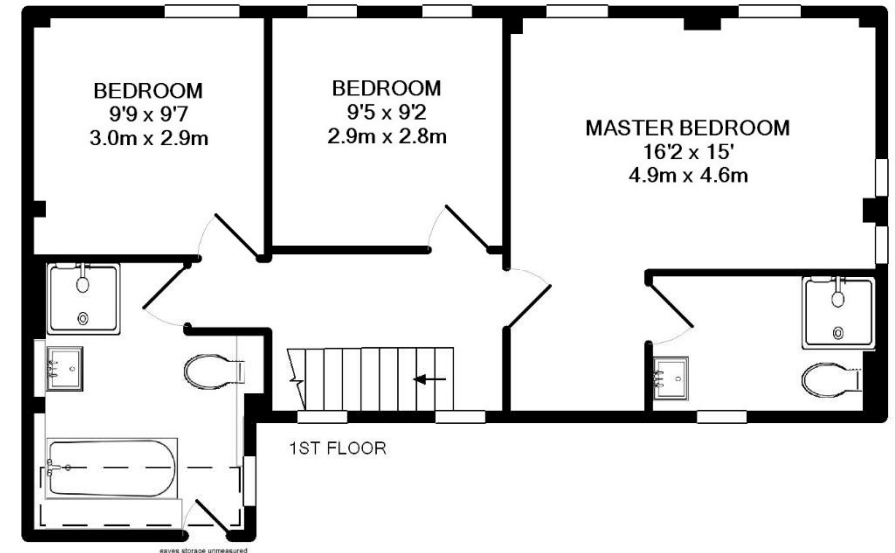
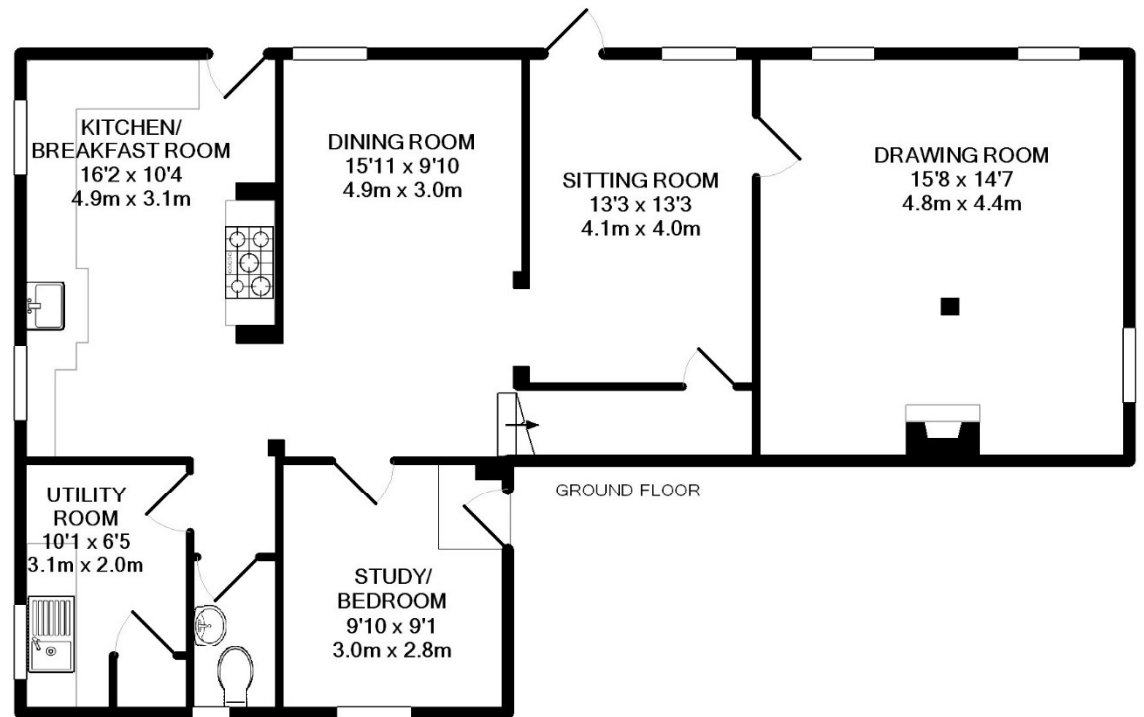
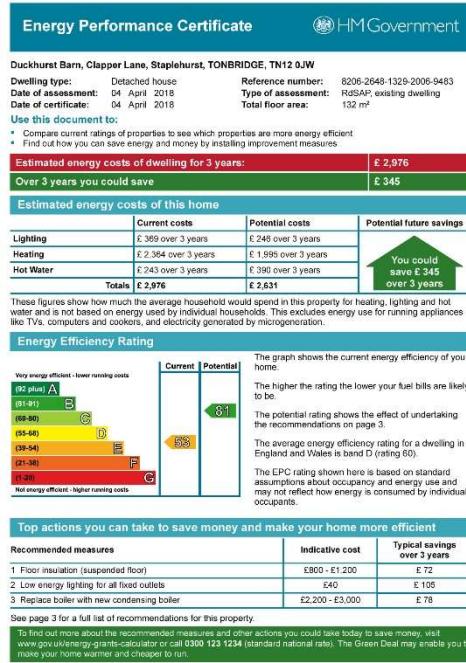
The mainline station is a short distance and provides commuter services to Charing Cross, London Bridge and Cannon Street (approx 55 minutes).

SERVICES

Mains water, electricity. Oil fired central heating. LPG for cooking.

Maidstone Borough Council -
Council Tax Band - Barn F
Annexe B

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

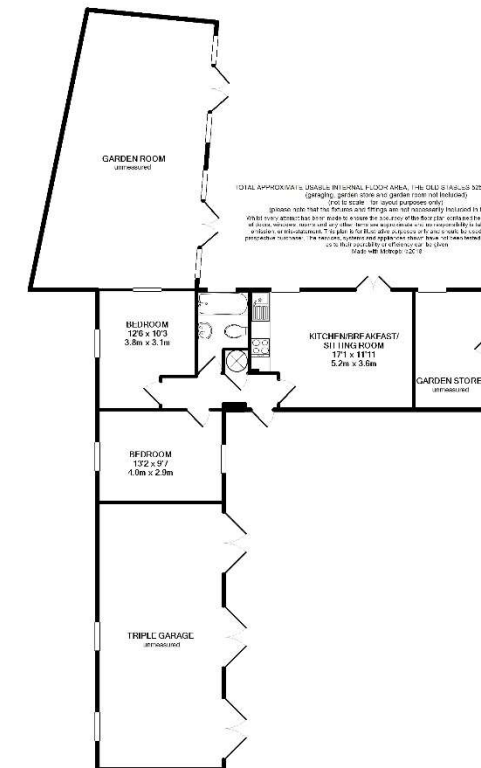


TOTAL APPROXIMATE USABLE INTERNAL FLOOR AREA 1438.1SQ.FT. (133.6SQ.M)
(not to scale - for layout purposes only)

(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

HM Government

The Old Stables, Duckhurst Barn, Clapper Lane, Staplehurst, TONBRIDGE, TN12 0JW

Dwelling type: Detached bungalow
Date of assessment: 11 April 2018
Date of certificate: 11 April 2018

Reference number: 8156-6624-0200-5320-3896
Type of assessment: RdSAP, existing dwelling
Total floor area: 60 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:		£ 2,199
Over 3 years you could save		£ 777

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 135 over 3 years	You could save £ 777 over 3 years
Heating	£ 1,784 over 3 years	£ 1,053 over 3 years	
Hot Water	£ 234 over 3 years	£ 234 over 3 years	
Totals	£ 2,199	£ 1,422	

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 cookers, 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 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).

The LPC 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		
Recommended measures	Indicative cost	Typical savings over 3 years
1. Increase loft insulation to 270 mm	£100 - £350	£ 105
2. Floor insulation (suspended floor)	£800 - £1,200	£ 207
3. Low energy lighting for all fixed outlets	£15	£ 48

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 save today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

