

HUNTON KENT



AMSBURY FARM, EAST STREET, HUNTON, KENT ME15 0QY

Part of Converted Oast and Ragstone Barn

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

Family Room * Study * Double Bedroom with Ensuite Bath and Shower Room

Roundel Master Bedroom with Ensuite Bath and Shower Room
Two Further Bedrooms, One Ensuite

Garden * Off Road Parking * Double Garage

One of four properties created from a stunning six roundel oast and Kentish ragstone barn in 2002, this charming property enjoys far reaching countryside views. Occupying a rural farming location on the outskirts of Hunton, the property boasts many features including exposed beams and ironwork.

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

On the first floor there is a roundel family room leading to a study and a double bedroom with ensuite bath and shower room.

On the second floor there is a stunning roundel master bedroom with vaulted ceiling and ensuite bath and shower room, two further bedrooms, one with an ensuite shower room.

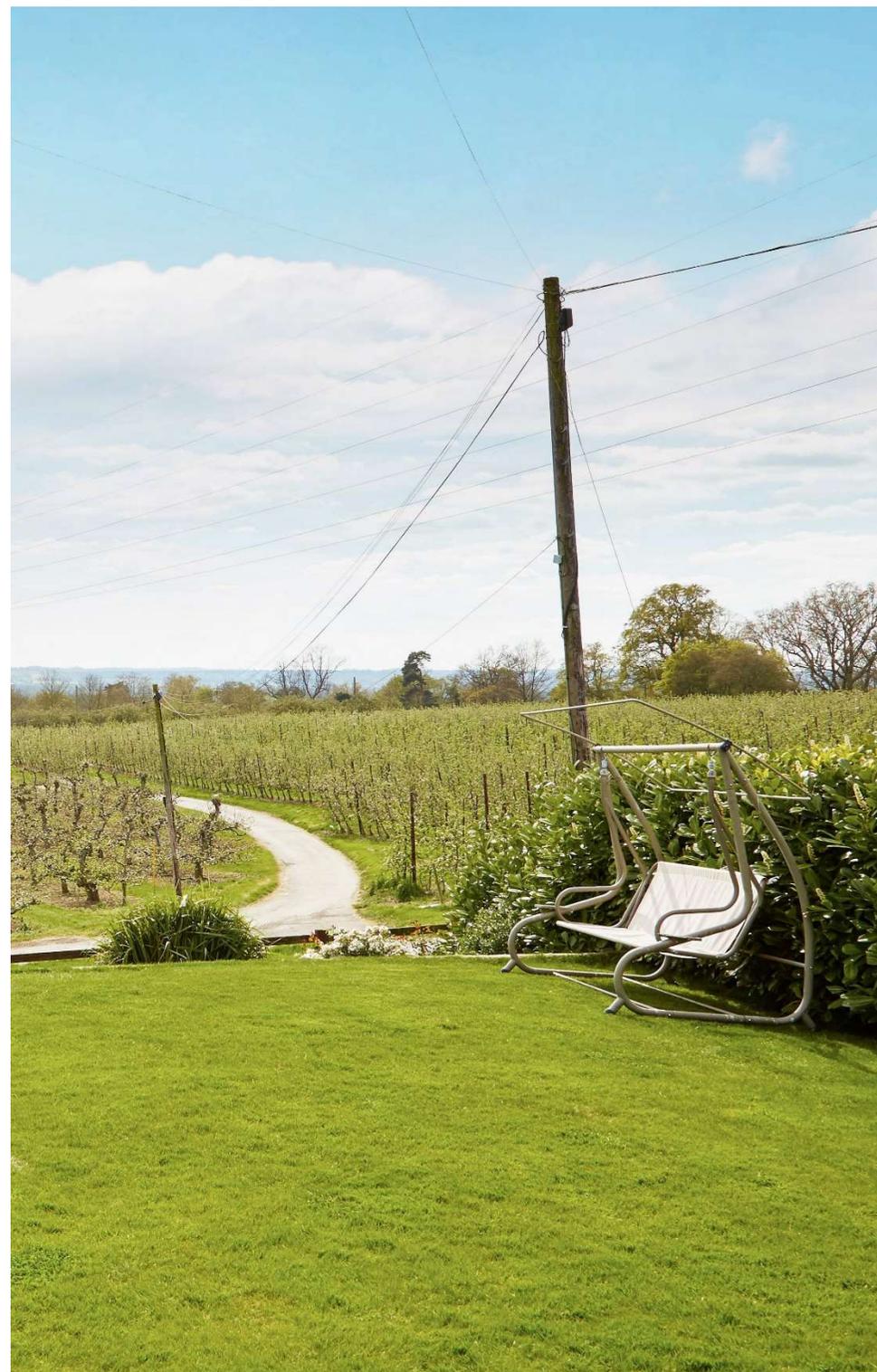
Outside there is gated off road parking leading to the front door. The garden is tiered, laid predominantly to lawn and enclosed with post and rail fencing and a hedge. The garden enjoys far reaching views over the adjoining orchards. The property also benefits from a detached double garage.

Harpers and Hurlingham

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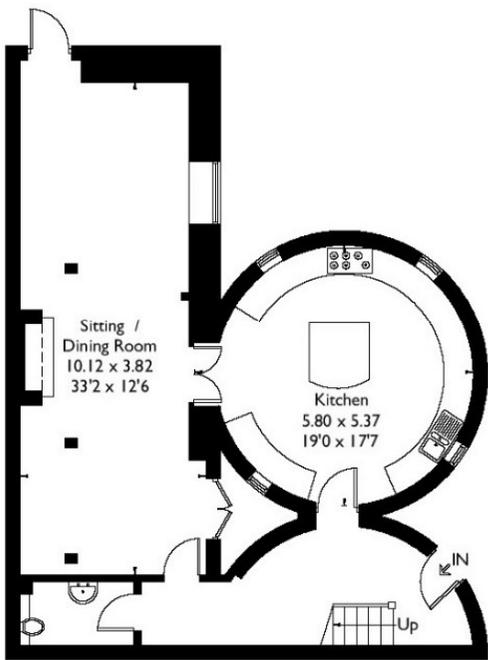




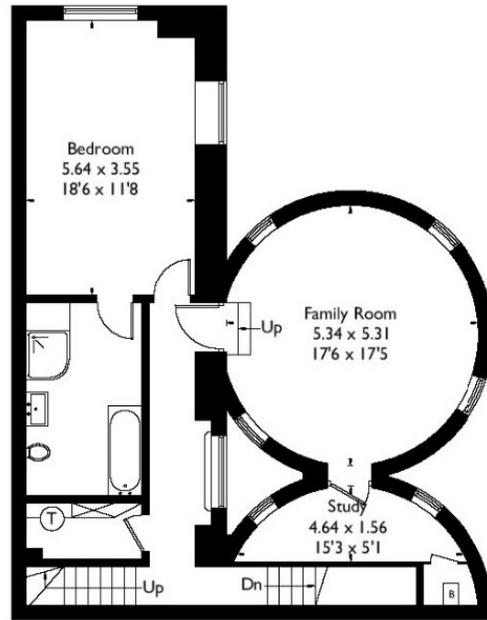
This stunning converted oast and barn is located on the outskirts of the delightful rural village of Hunton. Hunton offers local village amenities together with a well-regarded school.

Additional facilities are available at nearby Yalding, with local shops, pubs and facilities, more comprehensive shopping is available at Paddock Wood, Staplehurst or Marden where there are also mainline railway stations.

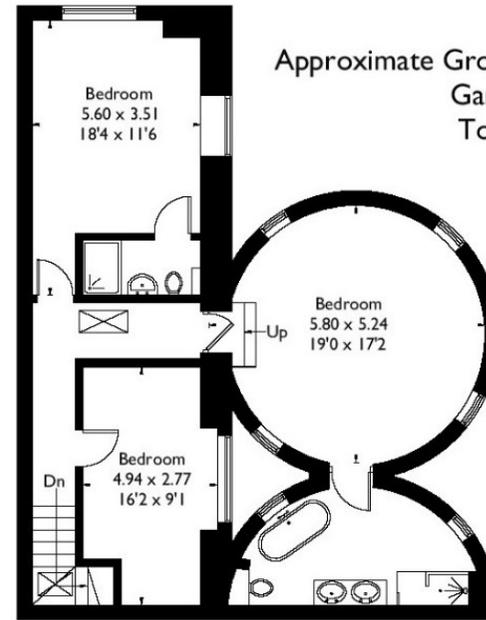
Together with the local primary school there are a variety of state and public schools available in the area including Dulwich Preparatory School, Sutton Valence, Bethany, Benenden as well as grammar schools in Maidstone and Tonbridge.



Ground Floor

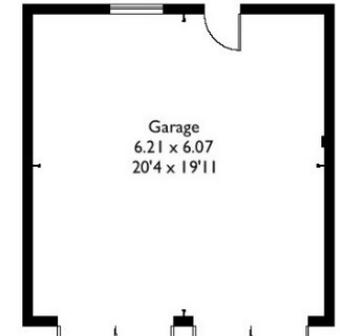


First Floor



Second Floor

Approximate Gross Internal Area = 241.5 sq m / 2599 sq ft
 Garage = 37.5 sq m / 404 sq ft
 Total = 279 sq m / 3003 sq ft



(Not Shown In Actual Location / Orientation)

FLOORPLANZ © 2017 0203 9056099 Ref: 186164

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



SERVICES

Mains electricity and water.

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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
D	B	D	B

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy Use	125 kWh/m ² per year	105 kWh/m ² per year
Carbon dioxide emissions	12 tonnes per year	10 tonnes per year
Lighting	£201 per year	£168 per year
Heating	£1403 per year	£1274 per year
Hot Water	£219 per year	£201 per year

