

HAWKENBURY, KENT





NEW BARN ROAD, HAWKENBURY
KENT TN12 0ED

Striking Unlisted Converted Barn with Detached Cottage

Entrance Hall * Kitchen/Breakfast/Family Room * Utility Room
Study * Two Double Bedrooms, One Ensuite * Cloakroom

Sitting Room with Mezzanine Study Area * Master Bedroom with Ensuite
Double Bedroom * Family Shower Room

Garden and Grounds Approx. 0.6 Acres * Detached Garage
Detached Cottage * Sitting/Dining Room * Kitchen
Two Bedrooms * Family Bathroom

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Believed to date from the 1830s, this striking unlisted barn has been converted to provide a family home benefiting from the convenience of modern living whilst retaining the character of a period property. Located in the rural hamlet of Hawkenbury, the barn also offers a two bedroom detached cottage, charming courtyard garden within approximately 0.6 acres of grounds and countryside walks from the door step.

On the ground floor the accommodation consists of an entrance hall leading to a triple aspect kitchen/breakfast/family room with fireplace and doors to the courtyard, a utility room, study, guest bedroom with ensuite bathroom, further double bedroom and a cloakroom.

The accommodation on the first floor includes a double aspect sitting room with spiral staircase leading to a mezzanine study/library area, a master bedroom with ensuite bathroom, an additional bedroom and a family shower room.

A driveway leads to the gated off road parking and garage. The garden and grounds of approximately 0.6 acres include a partially walled garden laid to lawn with mature planting and an area of terrace and a charming courtyard with well stocked flowerbeds. The gardens enjoy far reaching views over the adjoining countryside.

There is a detached cottage consisting of a sitting/dining room, a fitted kitchen, two bedrooms and a family bathroom situated within the grounds.



The rural hamlet of Hawkenbury lies in between the villages of Staplehurst and Headcorn with both high streets incorporating a good selection of local shops, doctors' surgeries, primary schools and amenities. More comprehensive shopping is available Maidstone, Tunbridge Wells and Ashford.

Mainline Rail Services are available from either Staplehurst or Headcorn Stations with frequent services to London Bridge, Cannon Street and Charing Cross.

There are various schools in the area including Grammar Schools in Maidstone, Tunbridge Wells and Ashford and Private Schools such as Sutton Valence, Dulwich Prep School, Marlborough House and Bethany.

SERVICES

Mains electricity and water. Oil fired central heating. LPG for the hob in the barn and the range in the cottage.

Maidstone Borough Council - Council Tax Band, The Old Barn G, The Cottage A

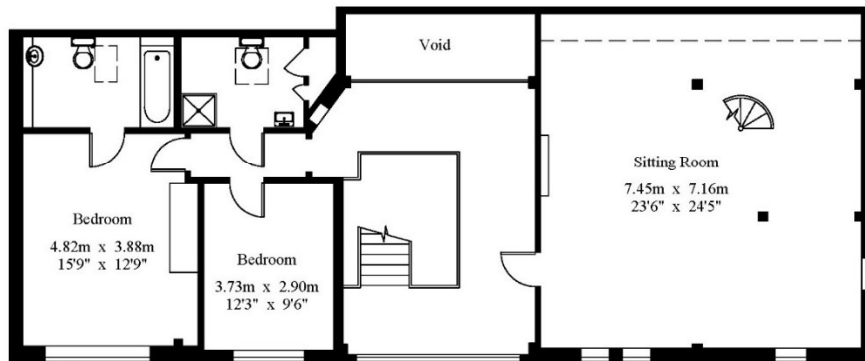
Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

The Old Barn

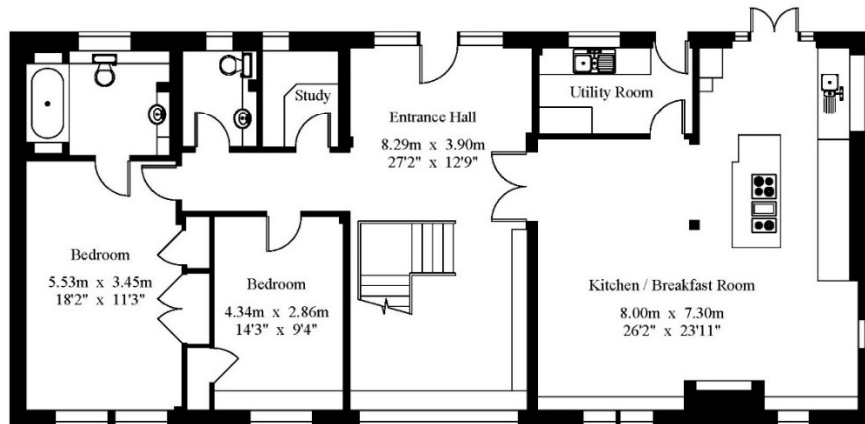
House - Gross Internal Area : 291.8 sq.m (3140 sq.ft.)

Garage - Gross Internal Area : 23.8 sq.m (256 sq.ft.)

Annexe - Gross Internal Area : 60.8 sq.m (654 sq.ft.)



First Floor



Ground Floor

Energy Performance Certificate

The Old Barn, New Barn Road, Hawkenbury, TONBRIDGE, TN12 0ED

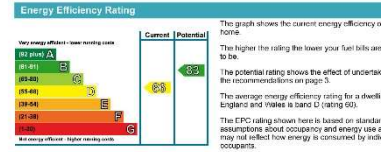
Dwelling type: Detached house Reference number: 5008 0276 7218 0769 7164
 Date of assessment: 15 August 2018 Type of assessment: HSG-A1 existing dwelling
 Date of certificate: 15 August 2018 Total floor area: 307 m²

Use this document to:

- Compare current energy 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:	£ 4,386
Over 3 years you could save	£ 636

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 423 over 3 years	£ 423 over 3 years	
Heating	£ 3 585 over 3 years	£ 3 081 over 3 years	You could save £ 636 over 3 years
Hot Water	£ 378 over 3 years	£ 246 over 3 years	
Totals	£ 4,386	£ 3,299	



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	£ 210
2 Floor insulation (solid floor)	£4 000 - £8 000	£ 323
3 Solar water heating	£4 000 - £8 000	£ 123

See page 3 for a full list of recommendations for this property.

For more information about the recommended measures and the actions you could take today to save money, visit www.gov.uk/energy-guidance or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Energy Performance Certificate

The Cottage at The Old Barn, New Barn Road, Hawkenbury, TONBRIDGE, TN12 0ED

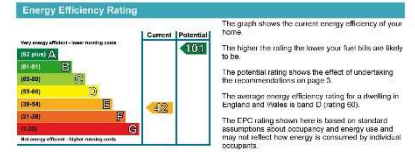
Dwelling type: Detached bungalow Reference number: 0753 2666 7731 0758 0931
 Date of assessment: 15 August 2018 Type of assessment: HSG-A1 existing dwelling
 Date of certificate: 15 August 2018 Total floor area: 60 m²

Use this document to:

- Compare current energy 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:	£ 3,420
Over 3 years you could save	£ 1,149

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 147 over 3 years	You could save £ 1,149 over 3 years
Heating	£ 1 343 over 3 years	£ 1 136 over 3 years	
Hot Water	£ 378 over 3 years	£ 408 over 3 years	
Totals	£ 2,274	£ 2,291	

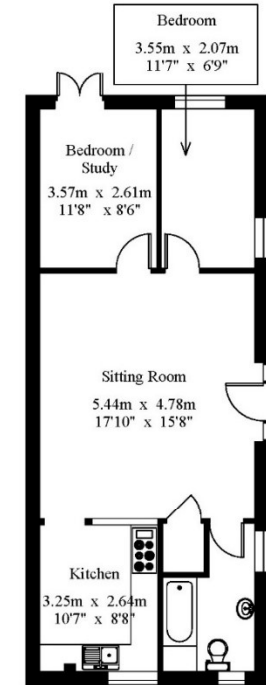
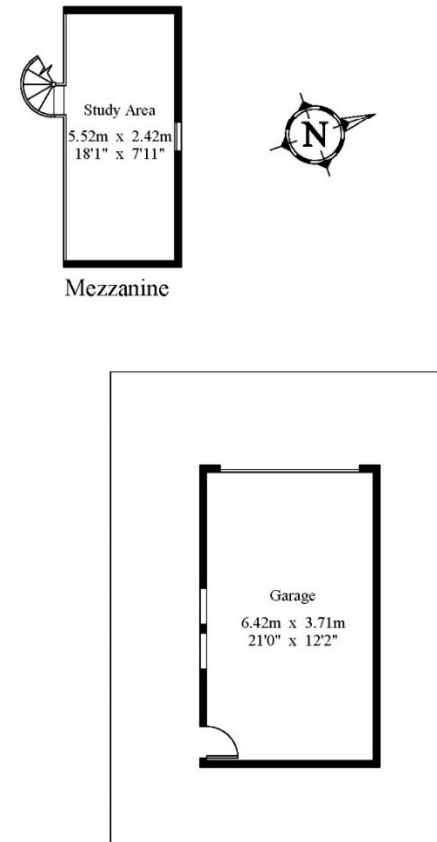


Top actions you can take to save money and make your home more efficient

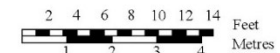
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 186
2 Floor insulation (solid floor)	£4 000 - £8 000	£ 414
3 Solar water heating for all fixed outlets	£68	£ 114

See page 3 for a full list of recommendations for this property.

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Ground Floor



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