

# COLLIERS GREEN, KENT



COLLIERS GREEN, CRANBROOK, KENT TN17 2LS

## Stunning Contemporary Barn in Rural Location

Entrance Hall \* Vaulted Sitting Room \* Vaulted Kitchen/Dining Room  
Utility Room \* Cloakroom  
Master Bedroom with Ensuite and Walk-in Wardrobe  
Guest Bedroom with Ensuite \* Three Further Double Bedrooms  
Family Bath and Shower Room

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Enclosed Garden \* Garden Store \* Double Garage

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Cranbrook School Catchment Area

Designed to show case the industrial features of the original barn, this contemporary conversion has been completed to a very high standard and provides spacious, flexible accommodation with features including exposed brick and vaulted ceilings.

The property is situated at the end of a long gated driveway in an exclusive development of farm buildings in the hamlet of Colliers Green, on the outskirts of the sought after Wealden town of Cranbrook.

Ready to move into, the accommodation consists of a partially vaulted entrance hall, a vaulted sitting room with fireplace and double bi-fold doors to the garden, vaulted kitchen/dining room with integrated appliances and a door to the garden, utility room also with integrated appliances and cloakroom.

There is a master bedroom with ensuite shower room and walk-in wardrobe, a guest bedroom with ensuite shower room, three further double bedrooms, all bedrooms have built in storage and a family bath and shower room.

Outside the property is approached through electric gates onto a sweeping drive which leads to the double garage. The enclosed garden to the rear is laid predominantly to lawn with a paved terrace, mature hedging and mature trees. Within the garden there is a garden store.

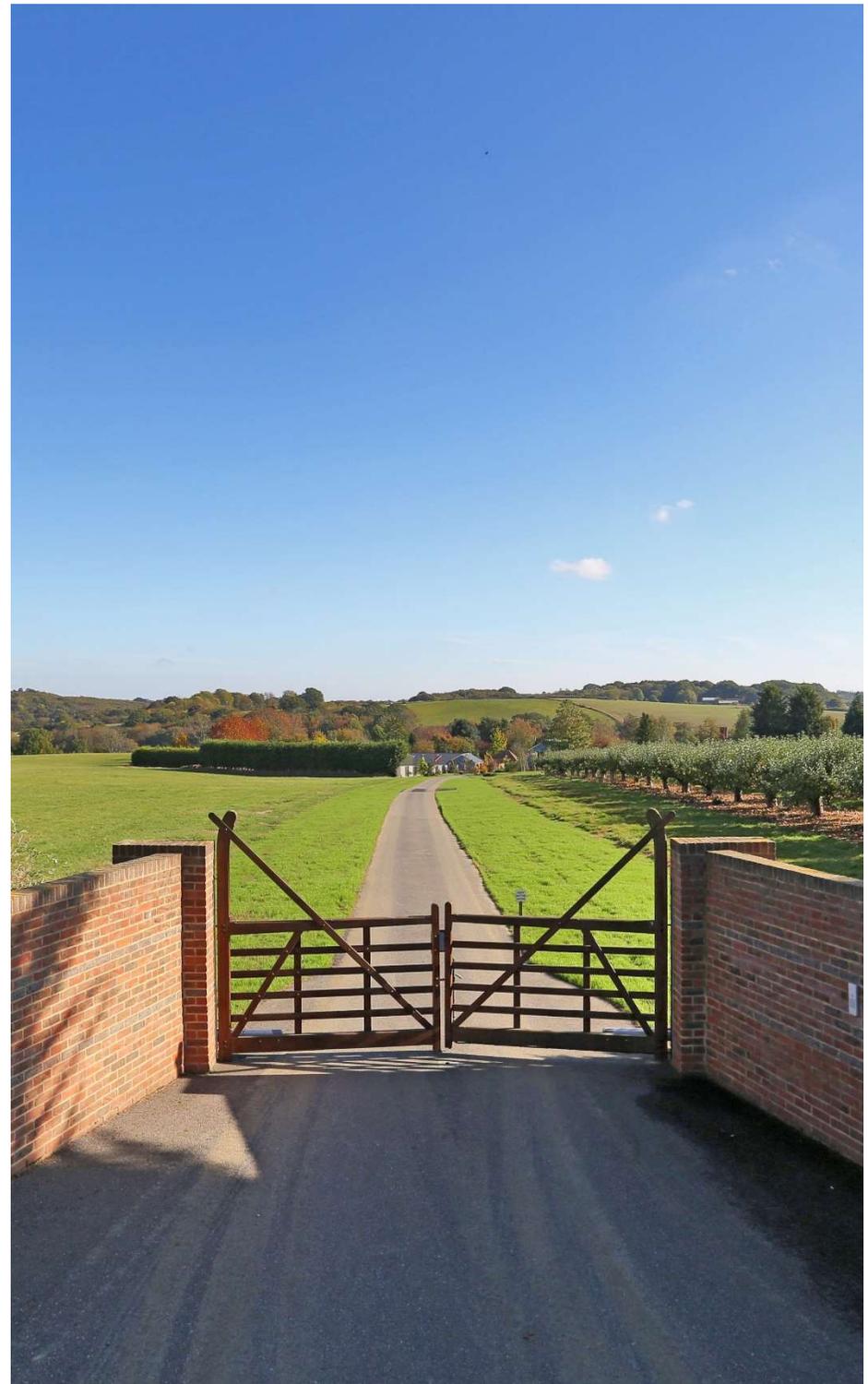
### Harpers and Hurlingham

The Corner House  
Stone Street  
Cranbrook  
Kent  
TN17 3HE

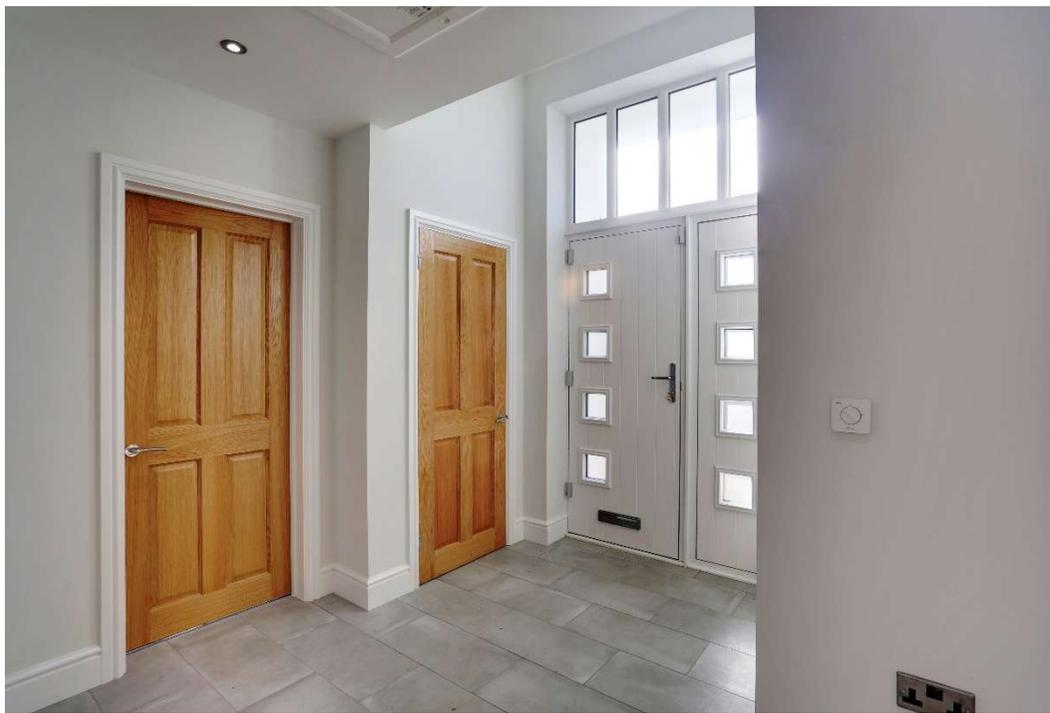
Tel: 01580 715400  
enquiries@harpersandhurlingham.com

[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)

**HHH**  
HARPERS AND HURLINGHAM







Although a hamlet, Colliers Green offers a well-regarded primary school and for all day to day needs Cranbrook is a short drive and is renowned for its eclectic mix of shops, cafe's, restaurants, boutiques etc. and within walking distance to all the town's amenities. Dominating the town is the stone church known locally as "The Cathedral of the Weald". A variety of social clubs offer a range of interesting activities.

The Cranbrook School sought after for its excellent reputation and educational facilities, is located on the outskirts of the Town. 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 at nearby Staplehurst offers trains to London Bridge, Charing Cross and Cannon Street.



## Energy Performance Certificate



The Green Shed, Snowhill, Colliers Green, CRANBROOK, TN17 2LS

Dwelling type: Mid-terrace house Reference number: 8995-2196-5139-8107-8983  
 Date of assessment: 01 November 2018 Type of assessment: SAP, new dwelling  
 Date of certificate: 31 October 2018 Total floor area: 189 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.

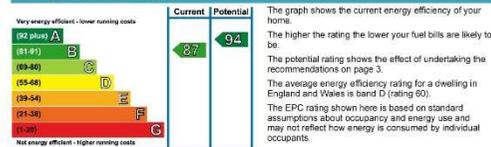
|   |         |
|---|---------|
| Estimated energy costs of dwelling for 3 years: | £ 1,847 |
| Over 3 years you could save                     | £ 144   |

### Estimated energy costs of this home

|               | Current costs      | Potential costs    | Potential future savings                 |
|---------------|--------------------|--------------------|--|
| Lighting      | £ 245 over 3 years | £ 245 over 3 years |  |
| Heating       | £ 878 over 3 years | £ 981 over 3 years |  |
| Hot Water     | £ 324 over 3 years | £ 177 over 3 years |  |
| <b>Totals</b> | <b>£ 1,447</b>     | <b>£ 1,603</b>     | <b>You could save £ 144 over 3 years</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 cookers, and electricity generated by microgeneration.

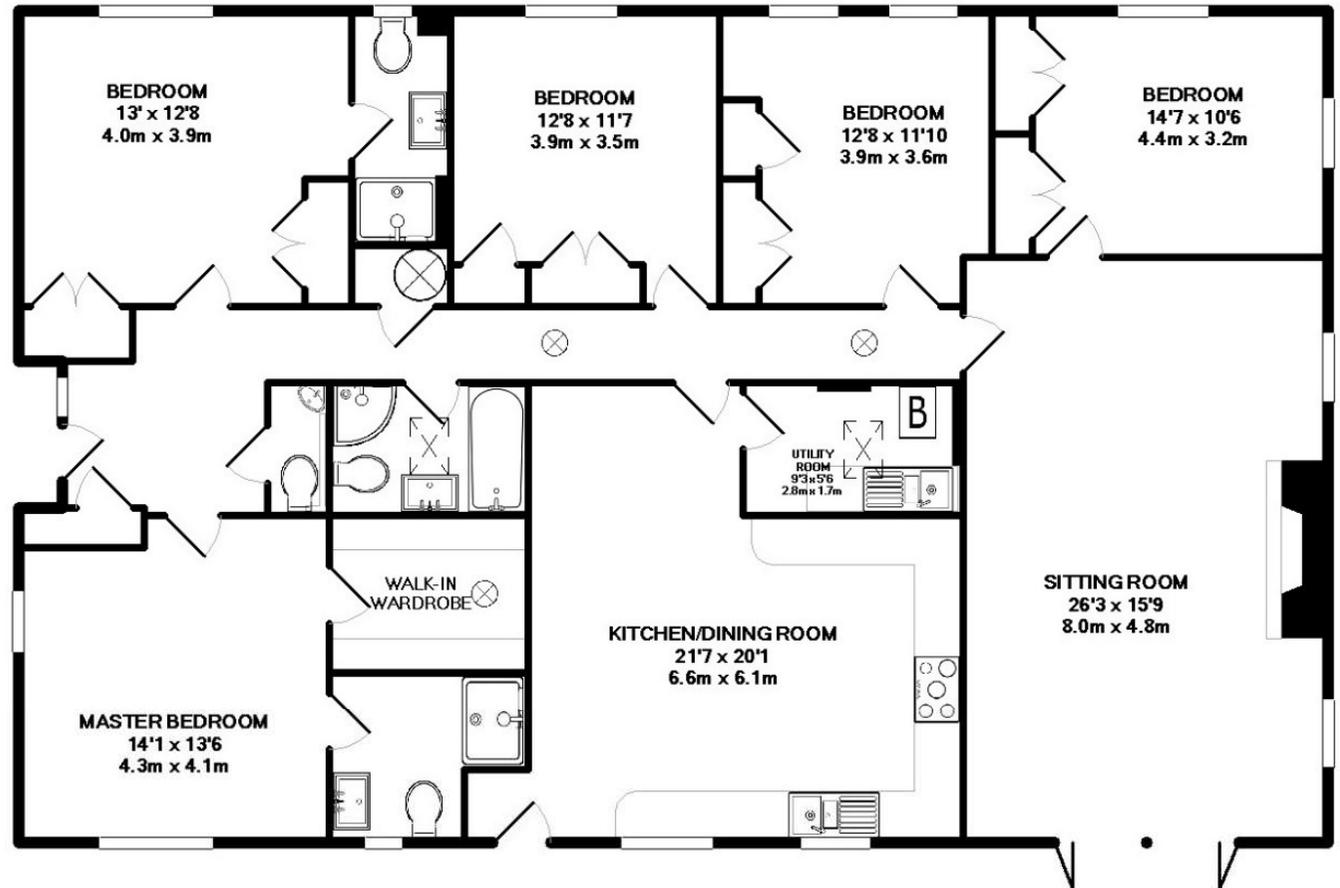
### Energy Efficiency Rating



### Actions you can take to save money and make your home more efficient

| Recommended measures                 | Indicative cost | Typical savings over 3 years |
|--------------------------------------|-----------------|------------------------------|
| 1 Solar water heating                | £4,000 - £6,000 | £ 141                        |
| 2 Solar photovoltaic panels, 2.5 kWp | £5,000 - £8,000 | £ 936                        |

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TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (excluding garage) 1898.7SQ.FT. (176.4SQ.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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### SERVICES

Mains electricity and water. Oil fired boiler serving underfloor heating throughout.

Tunbridge Wells Borough Council - Council Tax Band tba

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

