



'Our Focus Determines Your Reality'



Boughton Malherbe
Sandway
Kent
ME17 2BH



Galleried Sitting Room * Dining Room * Kitchen/Breakfast Room
Two Bedrooms * Family Bathroom * Two Cloakrooms

Mid-Level Master Bedroom Suite

Two First Floor Bedrooms, One Ensuite

Garden * Swimming Pool * Extensive Garaging * Off Road Parking



STUNNING UNLISTED CONVERTED BARN IN RURAL LOCATION

Enjoying a delightful rural outlook within the hamlet of Boughton Malherbe and originally converted in the 1980s, the barn has recently been renovated and features honey coloured beams mingled with exposed brickwork and a stunning galleried sitting room with inglenook fireplace.

A central focus, the galleried sitting room leads to the double aspect kitchen/breakfast room with inglenook fireplace and stove which in turn opens into the dining room with bi-fold doors opening onto the terrace and swimming pool, there are also two cloakrooms. Leading from the sitting room in the opposite direction, there are two bedrooms and a family bathroom accessed by stairs to a slightly lower level. A staircase within the sitting room leads to a mid-level master bedroom suite with bedroom, dressing room and bathroom. On the first floor there are two further bedrooms, one with ensuite shower room.

Sitting at the end of a farm track in approximately two acres of garden, there is ample off road parking, extensive garaging with planning permission to convert into ancillary accommodation (ref: 19/500624), and a partially walled, paved terrace, home to the swimming pool.



BOUGHTON MALHERBE

Boughton Malherbe is a hamlet approximately one mile from the market village of Lenham with its village square, offering a village shop, supermarket, doctors' surgery, various pubs and restaurants.

More comprehensive shopping and entertainment are available a short drive away in either Maidstone or Ashford.

SCHOOLS AND CONNECTIONS

There are a variety of schools in the area, including the Boys and Girls Grammar Schools in Maidstone and Ashford and private schools at Sutton Valence, Cranbrook and Bethany.

Mainline stations are available from Lenham and Maidstone. With Ashford International providing a fast link to London and links to the continent.

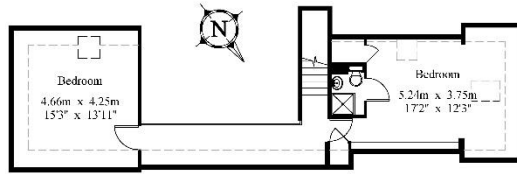


Popes Hall Farm

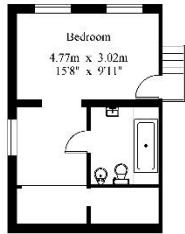
House - Gross Internal Area : 248.4 sq.m (2673 sq.ft.)

Garage - Gross Internal Area : 49.3 sq.m (530 sq.ft.)

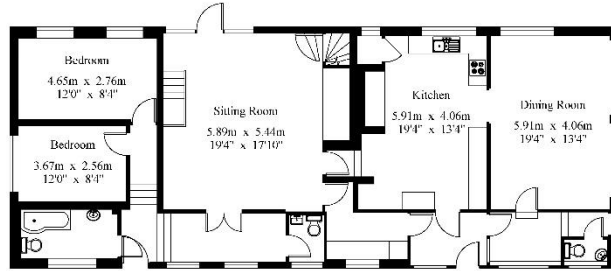
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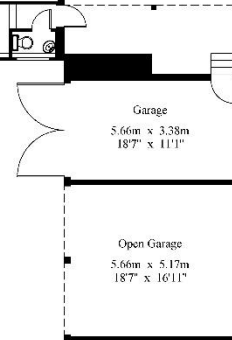
First Floor



Upper Ground Floor
(split level from Sitting Room)



Ground Floor



Energy Performance Certificate



Popes Hall Barn, Sandway, MAIDSTONE, ME17 2BH

Dwelling type: Detached house Reference number: 0516-2045-7231-6701-6970

Date of assessment: 09 September 2019 Type of assessment: RDSAR, existing dwelling

Date of certificate: 09 September 2019 Total floor area: 208 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

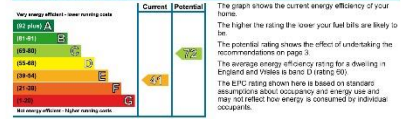
Estimated energy costs of dwelling for 3 years	£ 6,441
Over 3 years you could save	£ 1,593

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 330 over 3 years	£ 330 over 3 years	
Heating	£ 5,400 over 3 years	£ 4,201 over 3 years	You could save £ 1,593 over 3 years
Hot Water	£ 611 over 3 years	£ 701 over 3 years	
Totals	£ 6,441	£ 4,448	

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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1. Floor-to-roof insulation	£1,500 - £2,700	£ 528
2. Replace boiler with new condensing boiler	£2,200 - £3,000	£ 607
3. Solar water heating	£4,000 - £6,000	£ 138

See page 3 for a full list of recommendations for this property.
To receive advice on what measures you can take to reduce your energy bills, visit www.truaplan.gov.uk or call freephone 0800 444292. The Green Deal may enable you to finance your home warmer and cheaper too.

SERVICES

Mains electricity. Oil fired central heating. Water supplied by communal bore hole and standby bore hole.

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.

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