

MARDEN

KENT



Maidstone Road,
Marden,
Kent TN12 9AG

This delightful attached converted granary forms part of a hamlet of converted farm buildings on the edge of the village of Marden.

Lawn wraps around the granary, with a brick path leading to the front door. The garden to the rear is interspersed with mature trees and shrub beds, and has a brick terrace sheltered on two sides by the granary. A gravel drive leads to the quadruple garage with workshop and covered terrace which adjoins a further area of garden, again laid to lawn interspersed with a variety of shrubs and trees, there is an ornamental pond with paved terrace ideal for outside entertaining.

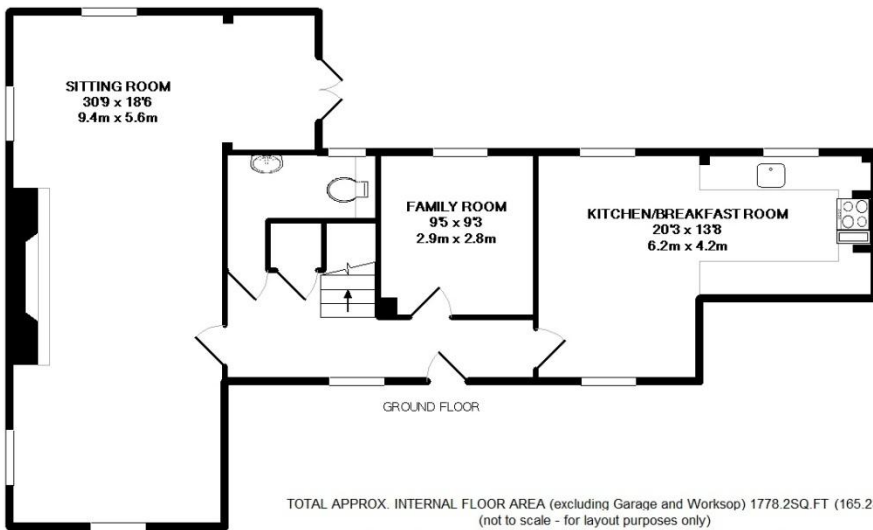
- Delightful Converted Granary
- Edge of Village Location
- 'L' Shaped Sitting Room
- Family Room
- Kitchen/Breakfast Room
- Master Bedroom with Ensuite
- Four Further Bedrooms
- Family Bath and Shower Room
- Mature Gardens
- Terrace with Doors from Sitting Room
- Quadruple Garage and Workshop
- Walking Distance to Mainline Station





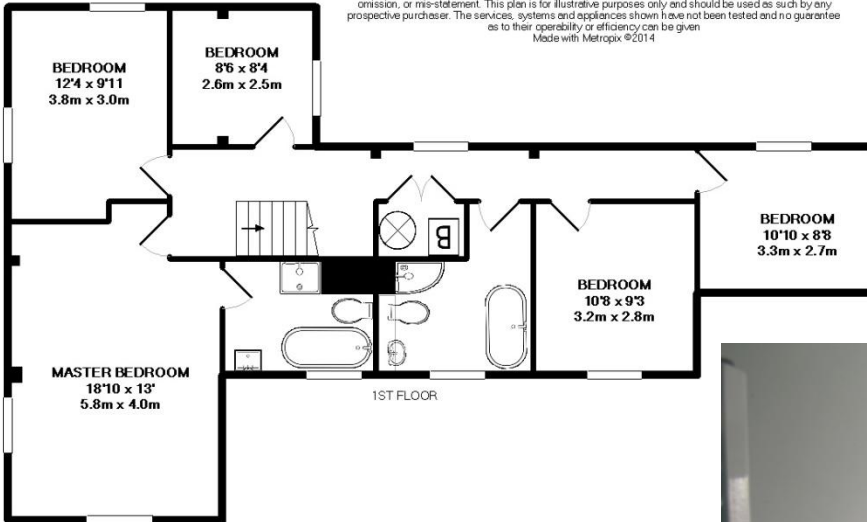
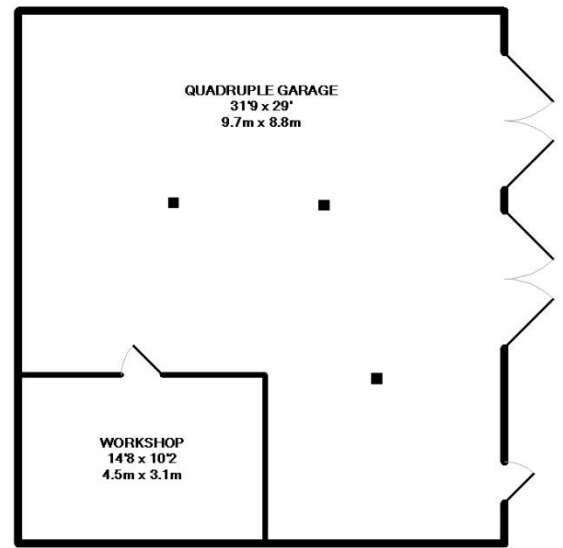


ALWAYS
KISS
YOUR
SIDE MATE
BEFORE
YOU
SINGLET



TOTAL APPROX. INTERNAL FLOOR AREA (excluding Garage and Workshop) 1778.2SQ.FT (165.2SQ.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



Coach House Granary, Maidstone Road, Marden, TONBRIDGE, TN12 9AG

Dwelling type: Semi-detached house Reference number: 9208-3058-7235-0987-2914
 Date of assessment: 10 May 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 11 May 2013 Total floor area: 117 m²

Use this document to:

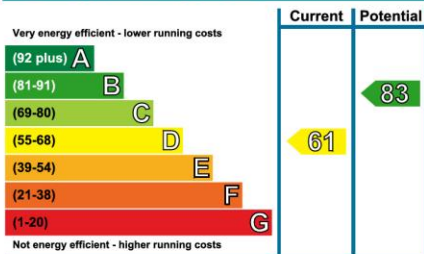
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 3,060 |
| Over 3 years you could save | £ 1,134 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|--------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 309 over 3 years | £ 180 over 3 years | |
| Heating | £ 2,361 over 3 years | £ 1,533 over 3 years | |
| Hot Water | £ 390 over 3 years | £ 213 over 3 years | |
| Totals | £ 3,060 | £ 1,926 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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).

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

| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|---|-----------------|------------------------------|---------------------------|
| 1 Floor insulation | £800 - £1,200 | £ 225 | ✓ |
| 2 Draught proofing | £80 - £120 | £ 93 | ✓ |
| 3 Low energy lighting for all fixed outlets | £80 | £ 114 | |

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 take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



SERVICES

Mains electricity, gas, water and drainage.

Maidstone Borough Council - Council Tax Band G

It should be noted that Google maps shows the middle of the postcode area and that the granary is in fact located closer to the village than shown.

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



The Corner House, Stone Street
 Cranbrook, Kent TN17 3HE

Tel: 01580 715400

Fax: 01580 715122

Email: enquiries@harpersandhurlingham.com

Web: www.harpersandhurlingham.com

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