

# CLAYGATE KENT





BURTON LANE, CLAYGATE, KENT TN12 9PN

## Stunning Detached Period Property

Drawing Room \* Dining Room \* Study \* Garden Room  
Kitchen/Breakfast Room \* Utility Room \* Cloakroom

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Master Bedroom with Ensuite Bath and Shower Room  
Three Further Double Bedrooms \* Family Bath and Shower Room

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Delightful Manicured Gardens with Terrace \* Helipad \* Tiled Swimming Pool  
Pool House \* Hot Tub \* Integral Garage \* Detached Garage Complex  
Garden Store/Garage \* Workshop/Garage

Harpers and Hurlingham  
The Corner House  
Stone Street  
Cranbrook  
Kent  
TN17 3HE

Tel: 01580 715400  
enquiries@harpersandhurlingham.com

www.harpersandhurlingham.com





Available for the first time in 48 years, this stunning unlisted family home which occupies a rural location, is believed to date back to sometime between 1750 and 1820 when it was a bakery. Over time the property has evolved through renovations and extensions to its current configuration.

Presented in immaculate order throughout, the accommodation consists of an entrance hall opening into a dining room with inglenook fireplace and glass covered well, a triple aspect drawing room with inglenook fireplace and bar with running water, an Oak panelled study with door leading to the integral garage, a conservatory with door opening onto the paved terrace, a kitchen/breakfast room with Aga and utility room on the ground floor.

On the first floor there is a master bedroom with walk-in wardrobes and ensuite bath and shower room, three further double bedrooms, one with access to the ample loft storage, and a family bath and shower room.

Electric gates lead to an in and out driveway to the front of the property which leads to the integral garage with tiled floor. The delightful manicured garden and grounds total approximately 2 acres. A paved terrace houses the tiled swimming pool and hot tub where there is also a pool house, changing room and sauna, with garden store together with a covered seating area creating an ideal space for outside entertaining. Laid extensively to lawn, interest is created throughout the garden with flower and shrub beds, seating areas and a pergola. There is a vegetable garden with greenhouse, a heli-pad, a workshop/garage, a detached garage for garden equipment and a garage complex consisting of a triple garage with tiled floor together with storage and a w.c.



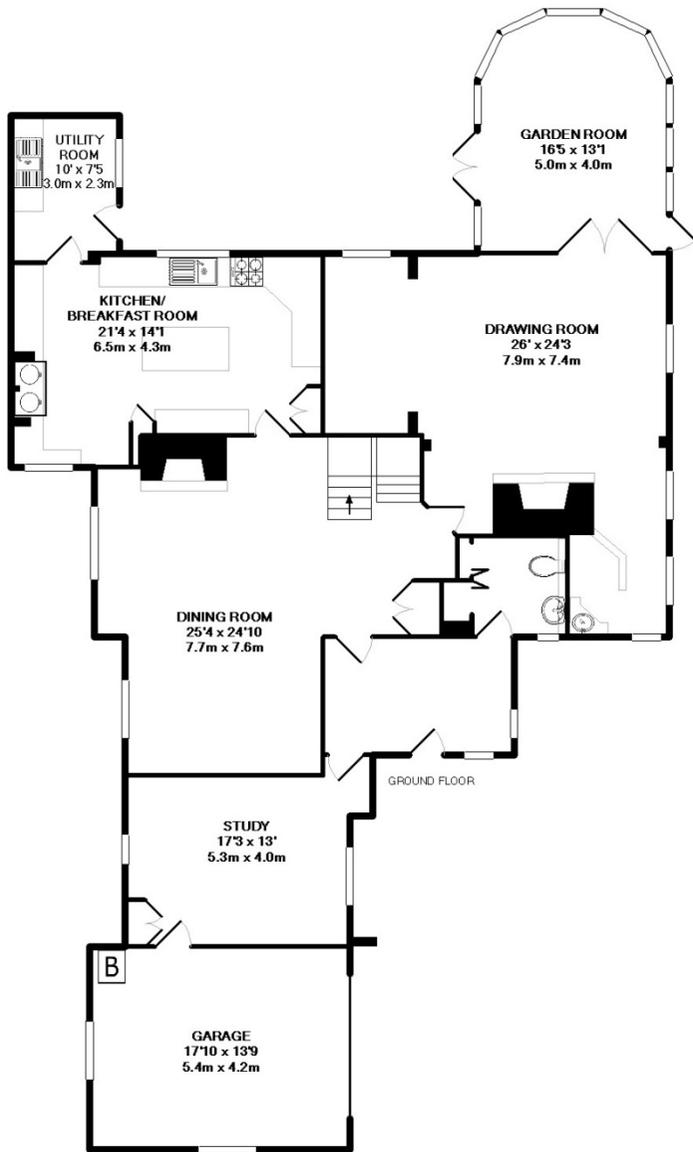


The property is located in the hamlet of Claygate, a short distance from the village of Collier Street which includes a Church and primary school.

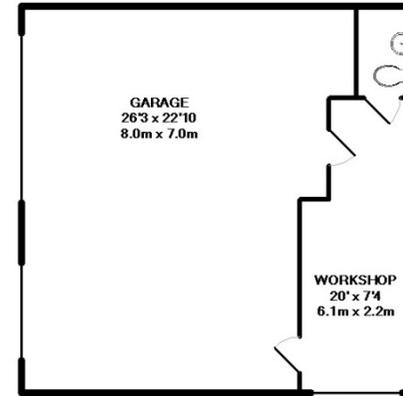
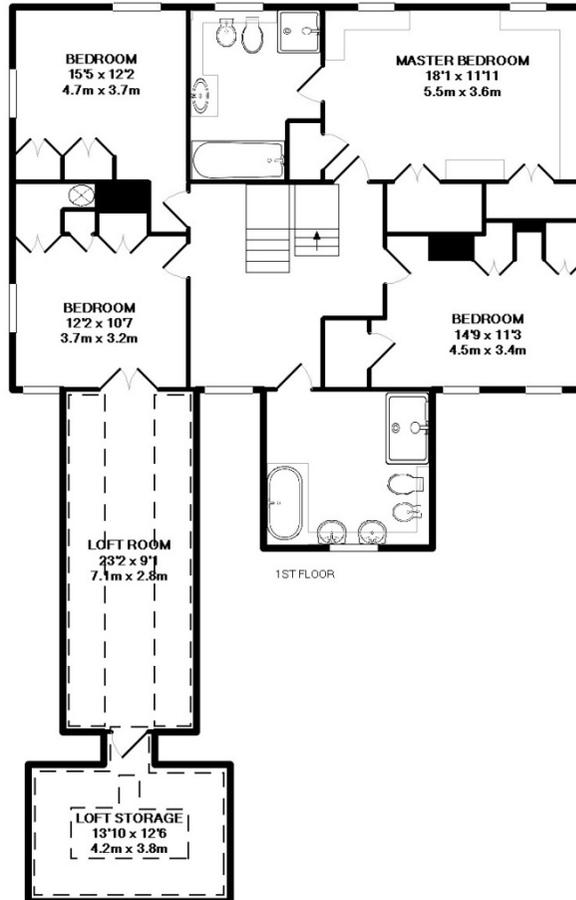
Local shops are available in the larger villages of Marden and Horsmonden. More comprehensive shopping is available at Tunbridge Wells and Maidstone.

Main line rail services are available from Paddock Wood, Marden or Staplehurst.

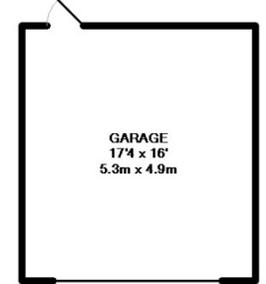
There are a number of excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, Summerhill, Sutton Valence and Dulwich Prep School, to name a few.



TOTAL APPROX. INTERNAL FLOOR AREA (excluding outbuildings) 3343.3SQ.FT. (310.6SQ.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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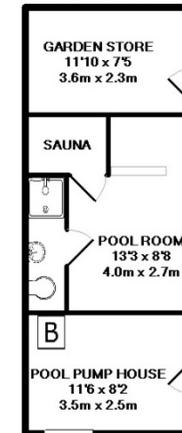


TOTAL APPROX. FLOOR AREA 690SQ.FT. (64.1SQ.M)



TOTAL APPROX. FLOOR AREA 277.75SQ.FT. (25.8SQ.M)

TOTAL APPROX. INTERNAL FLOOR AREA POOL HOUSE 328.3SQ.FT. (30.5SQ.M)



**Energy Performance Certificate**

Burton House, Burtons Lane, Marden, TONBRIDGE, TN12 9PN

Dwelling type: Detached house      Reference number: 2528-6046-7276-3695-9924  
Date of assessment: 22 June 2015      Type of assessment: RPSAP-existing dwelling  
Date of certificate: 22 June 2015      Total floor area: 256 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:** £ 7,110  
**Over 3 years you could save:** £ 1,677

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 248 over 3 years	£ 248 over 3 years	
Heating	£ 6,126 over 3 years	£ 4,704 over 3 years	
Hot Water	£ 636 over 3 years	£ 381 over 3 years	
<b>Totals</b>	<b>£ 7,110</b>	<b>£ 5,433</b>	<b>You could save £ 1,677 over 3 years</b>

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**

Very energy efficient - lower running costs	Current	Potential	Very energy efficient - higher running costs
A (81-91)			
B (61-80)			
C (51-60)			
D (31-50)			
E (21-30)			
F (11-20)			
G (1-10)			

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 4. 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 Cavity wall insulation	£500 - £1,500	£ 873	✓
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 435	✓
3 Heating controls (time and temperature zone control)	£250 - £450	£ 135	✓

See page 4 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.direct.gov.uk/savingenergy](http://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.

Mains electricity and water. Oil fired central heating with underfloor heating throughout the ground floor and majority of the first floor. Music system. Private drainage.

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.



