

LINTON HILL, KENT



BUTT GREEN LANE, LINTON HILL, KENT ME17 4AU

Light Filled Contemporary Home

Entrance Hall * Open Plan Kitchen/Dining/Sitting Room * Utility Room * Cloakroom

Master Bedroom with Ensuite Shower Room * Three Further Double Bedrooms * Family Bathroom

Enclosed Gardens * Garaging * Off Road Parking * Studio

Filled with light, this recently renovated and extended property offers spacious contemporary living. Sitting well within its own enclosed garden, the property is situated on Linton Hill and is surrounded by countryside.

Presented in immaculate order throughout, the accommodation consists of an entrance hall, an open plan kitchen/dining/sitting room with log burning stove and doors to the garden, utility room and cloakroom.

On the first floor there is a master bedroom with ensuite shower room, three further double bedrooms and a family bathroom.

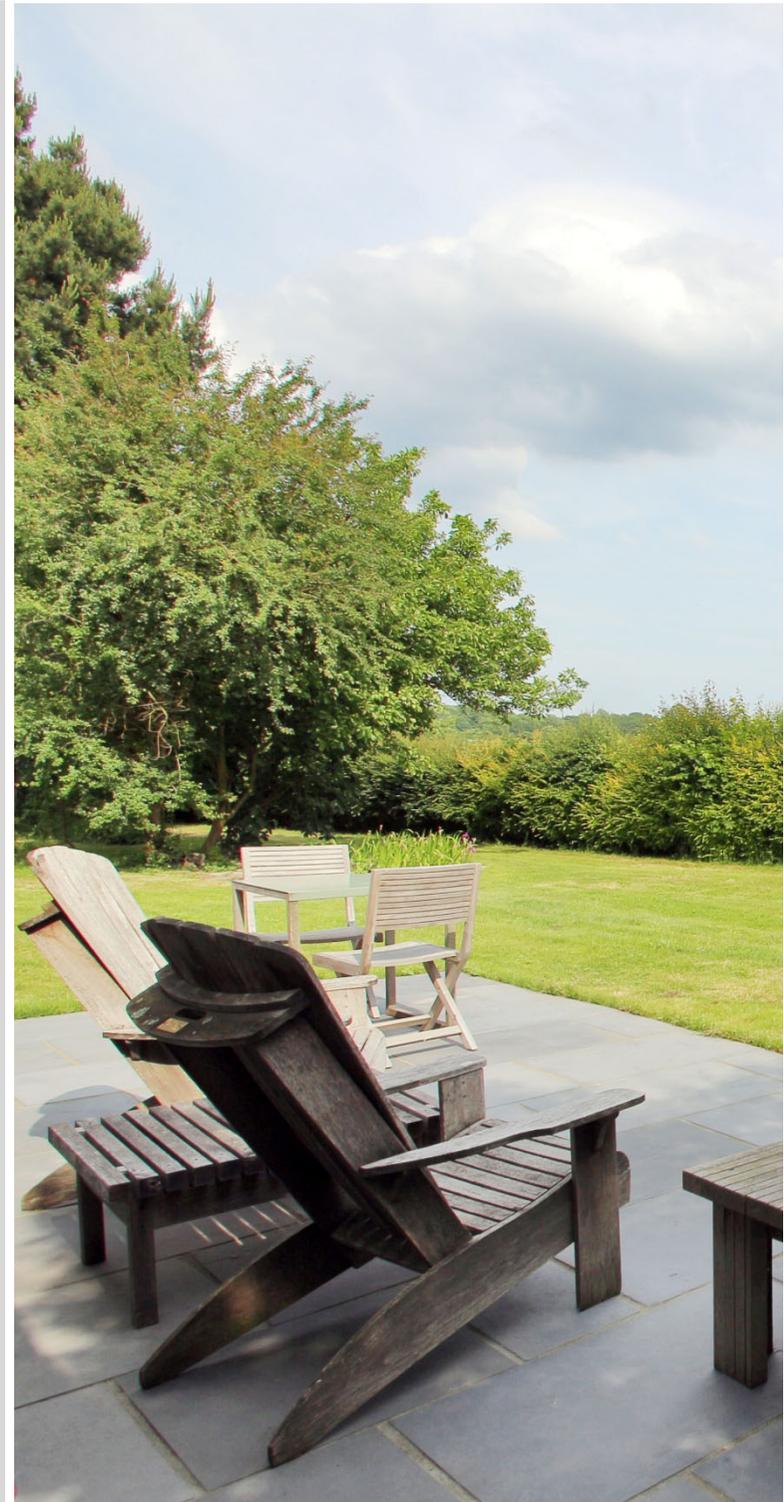
Outside gates open onto a driveway which leads to the garage and cart lodge and provides ample off road parking. The gardens wrap around the property and a laid predominantly to lawn bordered with mature hedging. A paved terrace is ideal for outside entertaining. Within the garden there is a studio with light and power which could be utilised as a home office.

Harpers and Hurlingham

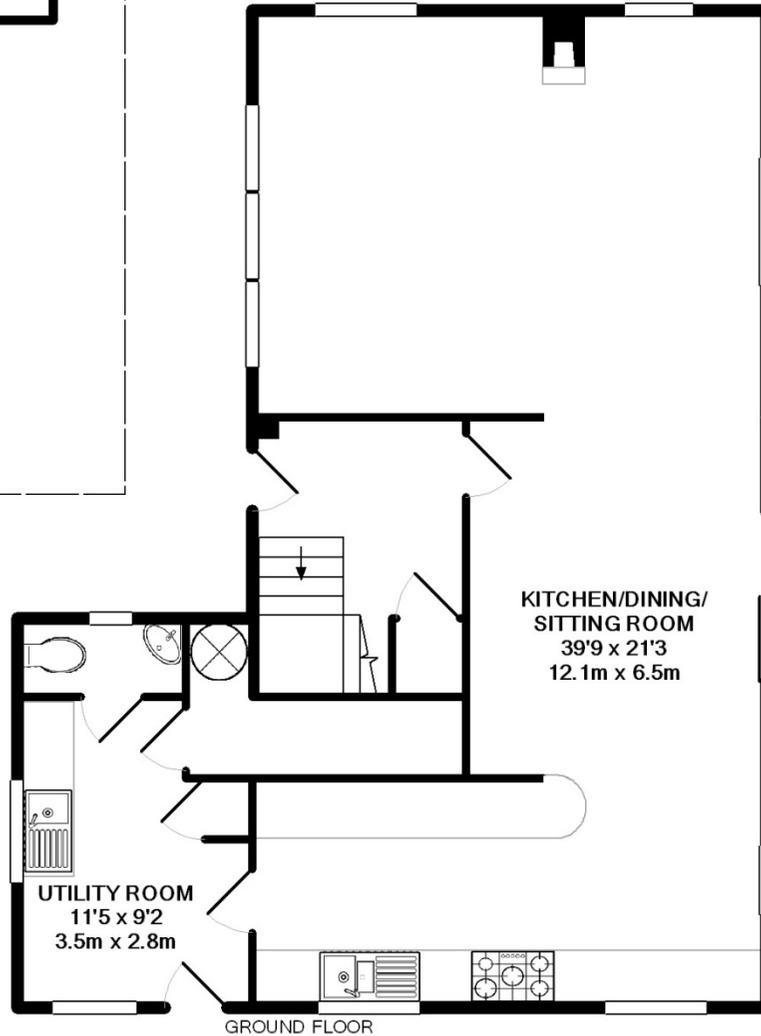
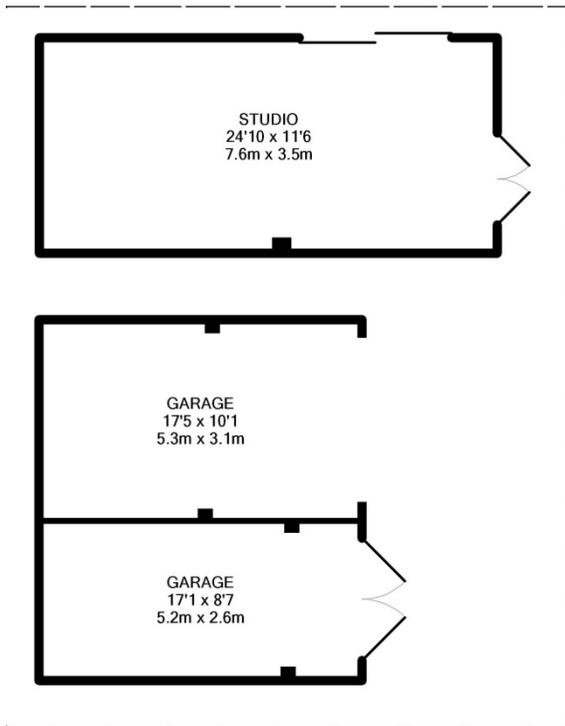
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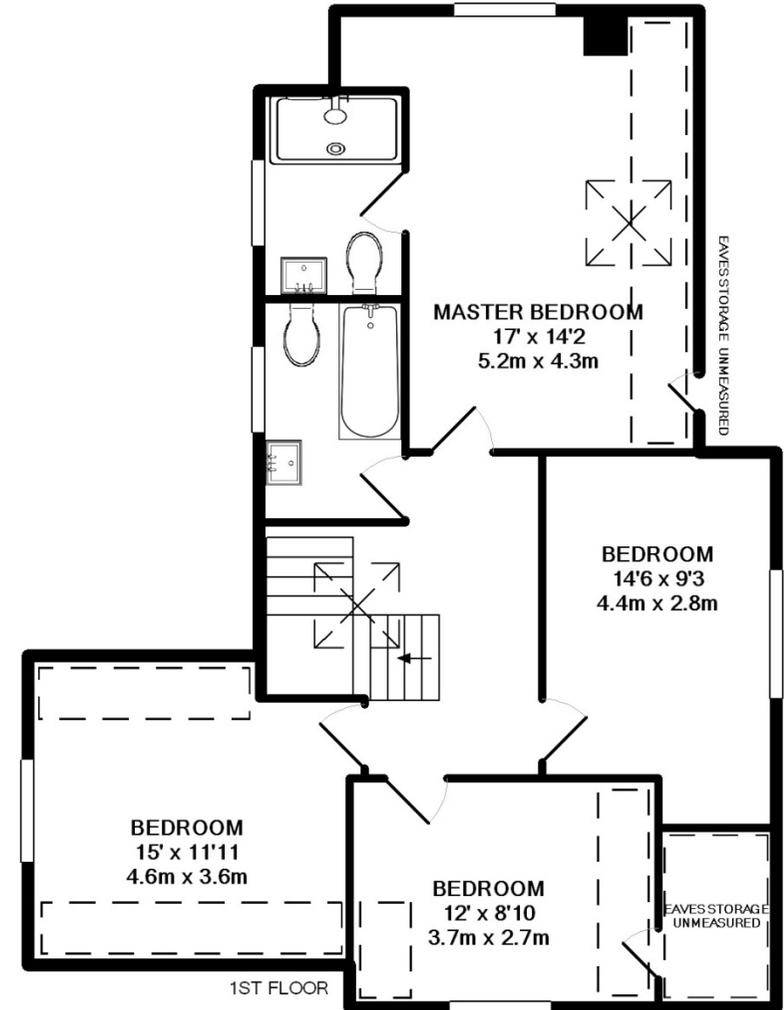




Mains electricity, gas and water. Private drainage.

Maidstone Borough Council - Council Tax Band D

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



Energy Performance Certificate

Ranters, Linton Hill, Linton, MAIDSTONE, ME17 4AU
 Dwelling type: Detached bungalow Reference number: 0731-2802-7065-9003-3011
 Date of assessment: 02 June 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 02 June 2017 Total floor area: 154 m²

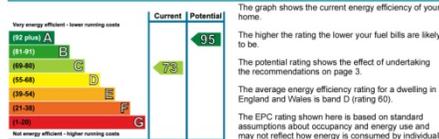
Use this document to:
 * Compare current ratings of properties to see which properties are more energy efficient
 * Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,402
Over 3 years you could save	£ 612

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 450 over 3 years	£ 281 over 3 years	You could save £ 612 over 3 years
Heating	£ 2,514 over 3 years	£ 2,285 over 3 years	
Hot Water	£ 438 over 3 years	£ 284 over 3 years	
Totals	£ 3,402	£ 2,790	

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	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£ 294	✓
2 Low energy lighting for all fixed outlets	£50	£ 159	✓
3 Solar water heating	£4,000 - £8,000	£ 159	✓

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.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1677SQ.FT. (155.8SQ.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



Conveniently located on the outskirts of both Staplehurst and Marden, the property benefits from the amenities of both. Staplehurst offers a post office, bank, supermarket, several other local shops and primary school with a mainline station with frequent trains to Charing Cross, Cannon Street and London Bridge.

Marden provides local stores for all the day to day necessities including hairdressers, post office, pharmacy and bank. There is also a Medical Centre, Dentist and Vet. There are a variety of places to eat including two public houses. The village also boasts a library, a primary school, sporting facilities and a mainline station offering fast rail links to London Bridge, Cannon Street and Charing Cross in under 60 minutes.

The property is within the catchment area for the Maidstone and Tonbridge Grammar Schools with other highly regarded educational facilities also available locally.

