

HUNTON KENT



LUGHORSE LANE, HUNTON, KENT, ME15 0QU

Striking Detached Converted Barn

Entrance Hall * Sitting Room * Dining Room * Kitchen/Breakfast Room
Boot Room

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

Formal Garden and Grounds Approx. 3 Acres * Off Road Parking

Converted in the 1980s, this striking unlisted detached barn which is believed to date back approximately 200 years, enjoys a rural setting in a hamlet which once served as the farm on the estate of Gennings House on the outskirts of the Kentish village of Hunton.

The accommodation consists of an entrance hall leading to a double aspect sitting room with a mock fireplace, double aspect dining room with fireplace and log burning stove, utility room and triple aspect kitchen/breakfast room with doors to the garden.

On the first floor, the landing provides space for a study area and leads to a master bedroom with ensuite shower room and built in storage, three further bedrooms, a family bathroom and a family shower room.

Outside a gated driveway opens onto ample off road parking. A terrace wraps around the barn and is enclosed with a stone wall. The gardens sit to the side of the barn and are elevated, providing different areas of interest including a play area and formal gardens. There is also an area of arable land which is boarded with woodland and an area of orchard with apple, plum and pear trees.

Harpers and Hurlingham

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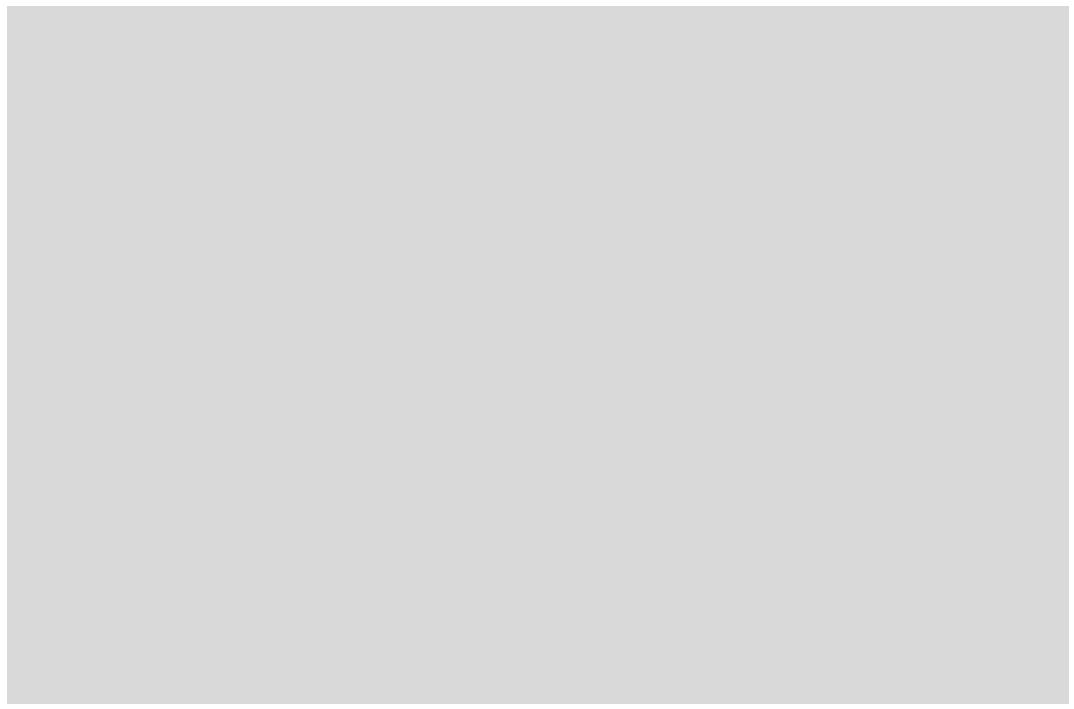


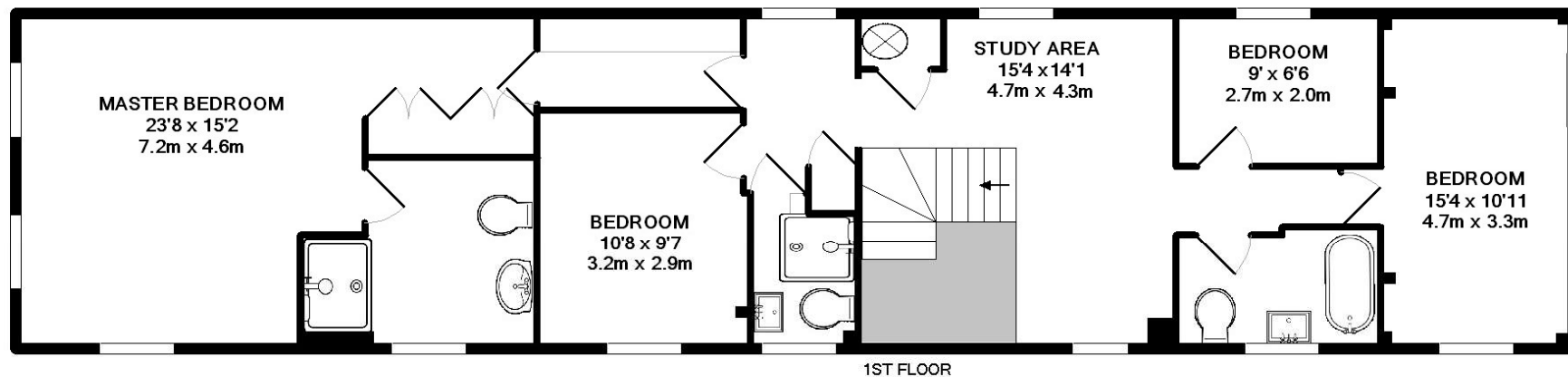
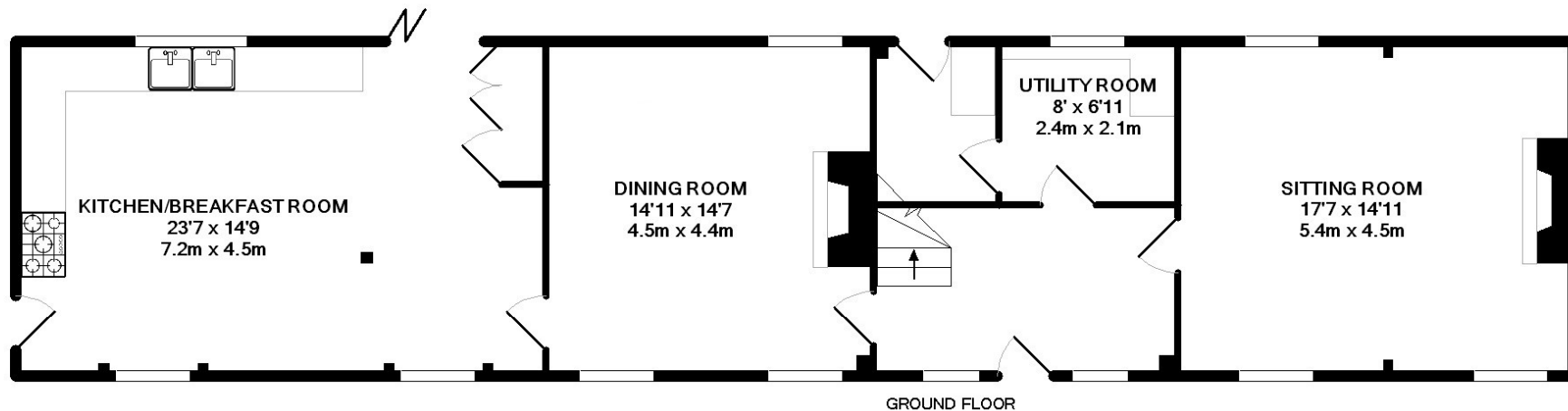


The barn is located on the outskirts of the delightful rural village of Hunton. Hunton offers local village amenities together with a well-regarded school.

Additional facilities are available at nearby Yalding, with local shops, pubs and facilities. More comprehensive shopping is available at Paddock Wood, Coxheath or Marden where there is also a mainline railway station.

Together with the local primary school there are a variety of state and public schools available in the area including Dulwich Preparatory School, Sutton Valence, Bethany, Benenden as well as grammar schools in Maidstone and Tonbridge.





TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1974.SQ.FT (183.4SQ.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 central heating. 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.

Energy Performance Certificate HM Government

Limetree Elm, Lughorse Lane, Hunton, MAIDSTONE, ME15 0GU
 Dwelling type: Detached house Reference number: 0658-0068-7291-5432-7044
 Date of assessment: 05 September 2017 Type of assessment: FUSSA¹ existing dwelling
 Date of certificate: 05 September 2017 Total floor area: 200 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:	£ 4,611
Over 3 years you could save	£ 691

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 288 over 3 years	£ 288 over 3 years	
Heating	£ 3,079 over 3 years	£ 3,165 over 3 years	
Hot Water	£ 244 over 3 years	£ 250 over 3 years	
Totals	£ 4,611	£ 3,728	You could save £ 891 over 3 years

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. It excludes energy use for running appliances like TVs, computers and coolers, and 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 50). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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 (solid floor)	£4,000 - £8,000	£ 251	Yes
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 477	Yes
3 Solar-water heating	£4,000 - £9,000	£ 125	Yes

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-practical-questions or call 0800 123 1234 (landline numbers only). The Green Deal may enable you to make your home warmer and cheaper to run.

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