

# CHAINHURST KENT





DAIRY LANE, CHAINHURST  
KENT TN12 9ST

Striking Substantial Family Home  
with Detached Cottage and Pool Complex

Entrance Hall \* Drawing Room \* Dining Room \* Office \* Study  
Kitchen/Breakfast Room \* Utility Room \* Cloakroom

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Master Bedroom with Dressing Area, Ensuite and Balcony  
Three Double Bedrooms (Two Ensuite) \* Shower Room

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Three Bedrooms (One Ensuite)

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Detached Two Bedroom Cottage \* Pool Complex with Gym  
Triple Garage

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Gardens and Grounds Approx. 7.6 Acres

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

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Full of character including a statement entrance hall, this striking substantial country home is set in a rural yet convenient location in the hamlet of Chainhurst. Sitting in approximately 7.6 acres, the estate includes the house, a detached cottage, indoor pool complex, garaging and tennis court.

The accommodation consists of an entrance hall, drawing room with fireplace, dining room with log burning stove, double aspect office, study, triple aspect kitchen/breakfast room, utility room and cloakroom on the ground floor.

On the first floor there is master bedroom with dressing area, ensuite bath and shower room and balcony overlooking the garden, three further bedrooms, one with ensuite w.c. and one with ensuite bathroom, there is also a family shower room.

A staircase leads to the second floor where there are three bedrooms, one with ensuite w.c. and access to the attic.

Outside a drive leads to a courtyard created by the house, cottage, pool complex and garaging. The cottage comprises a sitting/dining room, conservatory, kitchen and attached garage on the ground floor with two double bedrooms and a shower room on the first floor.

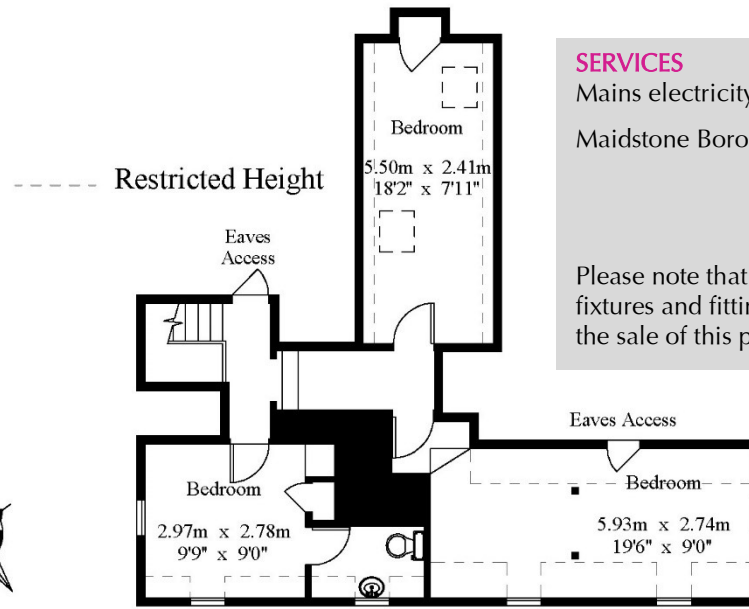
The pool complex consists of a swimming pool with Jacuzzi, a gym, shower and sauna.

All sitting in approximate 7.6 acres of gardens, paddock, orchard, floodlit tennis court, terrace, and ponds. The gardens are laid to lawn interspersed with shrubs, plants and a variety of young and mature trees.



# Old Timbers

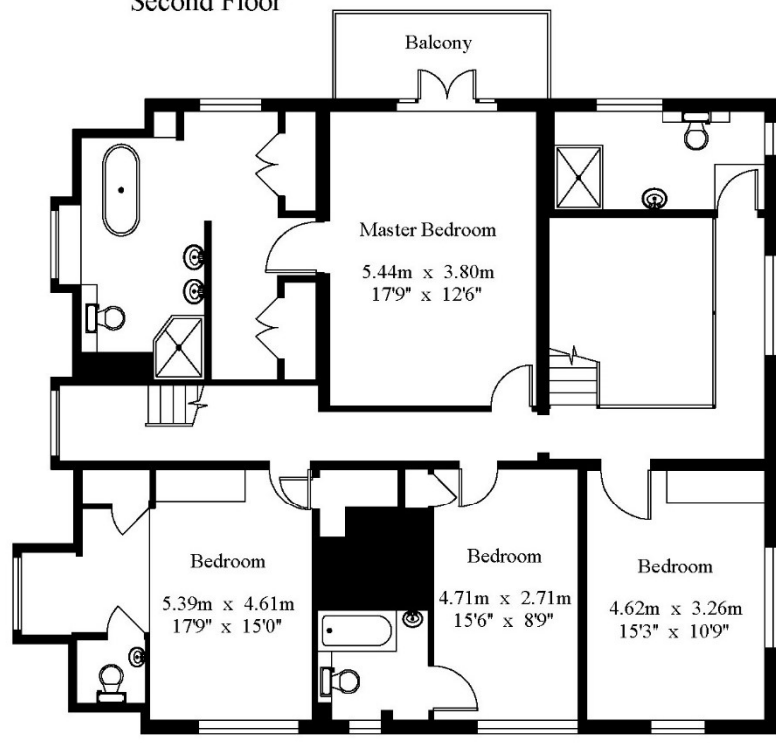
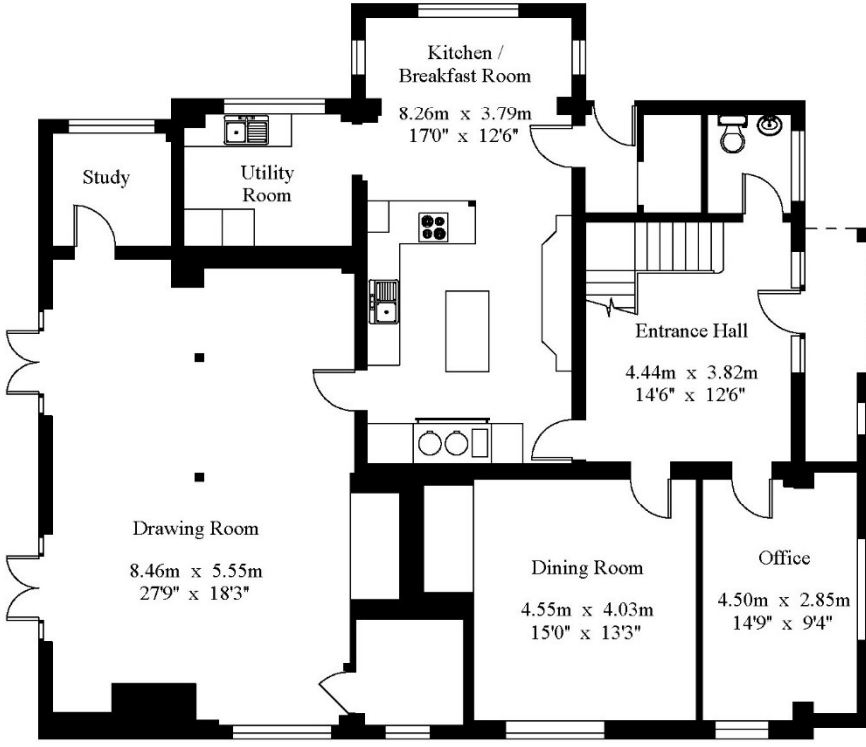
House - Gross Internal Area : 366.2 sq.m (3941 sq.ft.)



**SERVICES**  
 Mains electricity, gas, water and drainage.  
 Maidstone Borough Council – Main House  
 Council Tax Band H  
 Cottage  
 Council Tax Band B

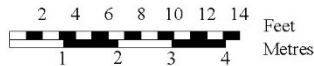
Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

| Energy Performance Certificate   |                       |                              |  |
|--|-----------------------|------------------------------|--|
| Old Timbers, Dairy Lane, Marton, TONBRIDGE, TN12 9ET   |                       |                              |  |
| Dwelling type:   | Detached House        | Reference number:            | 0436 2600 7609 9208 0501                   |
| Date of assessment:  | 15 August 2015        | Type of assessment:          | TDSAF, existing dwelling                   |
| Date of certificate:   | 17 August 2015        | Total floor area:            | 352 sq ft                                  |
| Use this document to:  |                       |                              |  |
| • Compare current ratings of properties; see all 8 properties see how energy efficient   |                       |                              |  |
| • Find out how you can save energy and money by installing improvement measures  |                       |                              |  |
| Estimated energy costs of dwelling for 3 years   |                       | £ 18,708                     |  |
| Over 3 years you could save  |                       | £ 8,498                      |  |
| Estimated energy costs of this home  |                       |                              |  |
|  | Current costs         | Potential costs              | Potential future savings                   |
| Lighting   | £ 845 over 3 years    | £ 475 over 3 years           |  |
| Heating  | £ 15 751 over 3 years | £ 8 318 over 3 years         |  |
| Hot Water  | £ 2 131 over 3 years  | £ 471 over 3 years           |  |
| <b>Totals</b>  | <b>£ 18 708</b>       | <b>£ 8 864</b>               | <b>You could save £ 8 498 over 3 years</b> |
| These figures show how much the average household would spend in this property for heating, lighting and hot water and are not based on energy prices by individual households. The figures reflect energy use for running appliances like TVs, computers and consoles, and electricity generated by on-site generation. |                       |                              |  |
| 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 implementing the recommendations on page 3.   |                       |                              |  |
| The average energy efficiency rating for a dwelling in England and Wales is Band D (69.0).   |                       |                              |  |
| The SAP rating system here is based on standard assumptions about energy use 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 |  |
| 1. Insulate roof/ceiling   | £ 200 - £2,000        | £ 1,000                      | You could save £ 1,284 over 3 years        |
| 2. Carry out insulation  | £ 500 - £ 1,000       | £ 475                        |  |
| 3. Floor insulation (external floor)   | £ 4,000 - £ 6,000     | £ 600                        |  |
| See page 3 for a full list of recommendations for this property.   |                       |                              |  |
| For more information on recommended measures and other actions you can take to save money, visit <a href="http://www.gov.uk/energy-efficiency">www.gov.uk/energy-efficiency</a> or call 0800 123 1234 (a standard landline number). The 'Green Deal' may enable you to fund your home's energy efficiency.               |                       |                              |  |



| Energy Performance Certificate   |                      |                              |  |
|--|----------------------|------------------------------|--|
| The Owl House, Dairy Lane, Marton, TONBRIDGE, TN12 9ET   |                      |                              |  |
| Dwelling type:   | Detached bungalow    | Reference number:            | 0436 7200 2600 2600 2600                   |
| Date of assessment:  | 15 August 2015       | Type of assessment:          | TDSAF, existing dwelling                   |
| Date of certificate:   | 15 August 2015       | Total floor area:            | 79 sq ft                                   |
| Use this document to:  |                      |                              |  |
| • Compare current ratings of properties; see all 8 properties see how energy efficient   |                      |                              |  |
| • Find out how you can save energy and money by installing improvement measures  |                      |                              |  |
| Estimated energy costs of dwelling for 3 years   |                      | £ 3,795                      |  |
| Over 3 years you could save  |                      | £ 1,284                      |  |
| Estimated energy costs of this home  |                      |                              |  |
|  | Current costs        | Potential costs              | Potential future savings                   |
| Lighting   | £ 795 over 3 years   | £ 153 over 3 years           |  |
| Heating  | £ 2 500 over 3 years | £ 238 over 3 years           |  |
| Hot Water  | £ 499 over 3 years   | £ 281 over 3 years           |  |
| <b>Totals</b>  | <b>£ 3,795</b>       | <b>£ 2,411</b>               | <b>You could save £ 1,284 over 3 years</b> |
| These figures show how much the average household would spend in this property for heating, lighting and hot water and are not based on energy prices by individual households. The figures reflect energy use for running appliances like TVs, computers and consoles, and electricity generated by on-site generation. |                      |                              |  |
| 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 implementing the recommendations on page 3.   |                      |                              |  |
| The average energy efficiency rating for a dwelling in England and Wales is Band D (69.0).   |                      |                              |  |
| The SAP rating system here is based on standard assumptions about energy use 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 |  |
| 1. Floor insulation (external floor)   | £ 3,000 - £ 6,000    | £ 1,000                      | You could save £ 1,284 over 3 years        |
| 2. Low energy lighting for all spaces  | £ 30                 | £ 87                         |  |
| 3. Replace boiler with new condensing boiler   | £ 2,000 - £ 6,000    | £ 600                        |  |
| See page 3 for a full list of recommendations for this property.   |                      |                              |  |
| For more information on recommended measures and other actions you can take to save money, visit <a href="http://www.gov.uk/energy-efficiency">www.gov.uk/energy-efficiency</a> or call 0800 123 1234 (a standard landline number). The 'Green Deal' may enable you to fund your home's energy efficiency.               |                      |                              |  |

## Ground Floor



For Identification Purposes Only.

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## First Floor



This stunning property is located in the rural hamlet of Chainhurst, a short drive from the village of Marden.

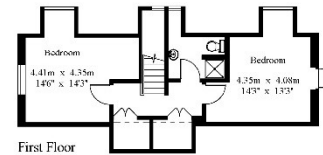
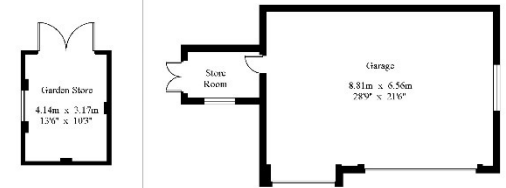
The village provides good facilities with local stores for all the day to day necessities including hairdressers, post office, pharmacy and bank. There is also a Medical Centre, Dentist and Vet. There are a variety of places to eat including two public houses. The village also boasts a library, a primary 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 Maidstone Grammar with other highly regarded educational facilities available locally.



**Old Timbers**

**Annexe - Gross Internal Area : 118.8 sq.m (1278 sq.ft.)**  
**Pool Complex - Gross Internal Area : 129.3 sq.m (1391 sq.ft.)**  
**Garages - Gross Internal Area : 60.5 sq.m (651 sq.ft.)**  
**Garden Store - Gross Internal Area : 13.3 sq.m (143 sq.ft.)**



First Floor



Ground Floor

