

# HUNTON KENT





AMSBURY FARM, EAST STREET, HUNTON, KENT ME15 0QY

### Part of Converted Oast and Ragstone Barn

Entrance Hall \* Sitting/Dining Room \* Kitchen/Breakfast Room \* Cloakroom

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Family Room \* Study \* Double Bedroom with Ensuite Bath and Shower Room

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Roundel Master Bedroom with Ensuite Bath and Shower Room  
Two Further Bedrooms, One Ensuite

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Garden \* Off Road Parking \* Double Garage

One of four properties created from a stunning six roundel oast and Kentish ragstone barn in 2002, this charming property enjoys far reaching countryside views. Occupying a rural farming location on the outskirts of Hunton, the property boasts many features including exposed beams and ironwork.

The accommodation consists of an entrance hall, sitting/dining room with fireplace and door to the garden, roundel kitchen/breakfast room and cloakroom on the ground floor.

On the first floor there is a roundel family room leading to a study and a double bedroom with ensuite bath and shower room.

On the second floor there is a stunning roundel master bedroom with vaulted ceiling and ensuite bath and shower room, two further bedrooms, one with an ensuite shower room.

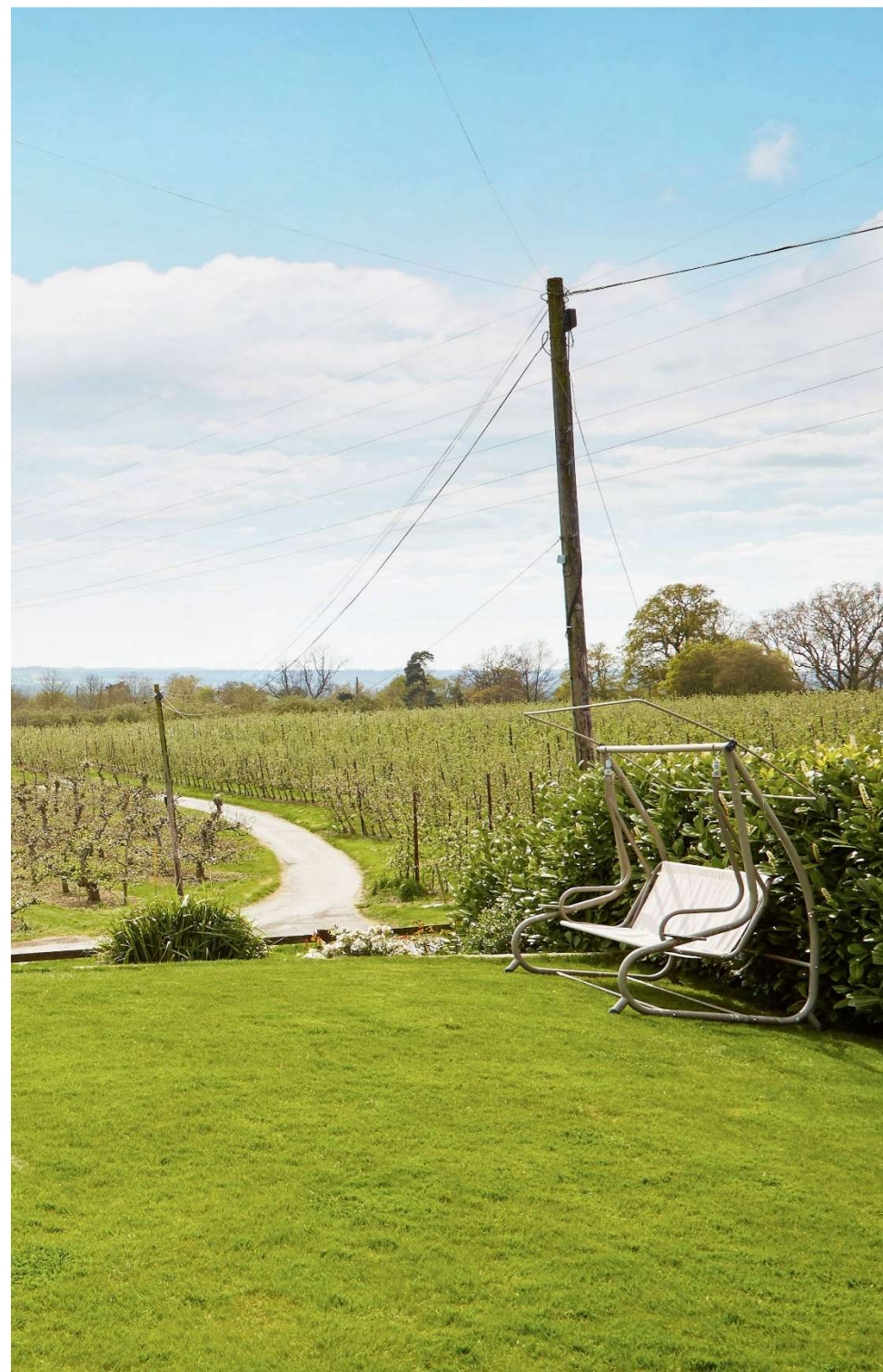
Outside there is gated off road parking leading to the front door. The garden is tiered, laid predominantly to lawn and enclosed with post and rail fencing and a hedge. The garden enjoys far reaching views over the adjoining orchards. The property also benefits from a detached double garage.

### Harpers and Hurlingham

The Corner House  
Stone Street  
Cranbrook  
Kent  
TN17 3HE

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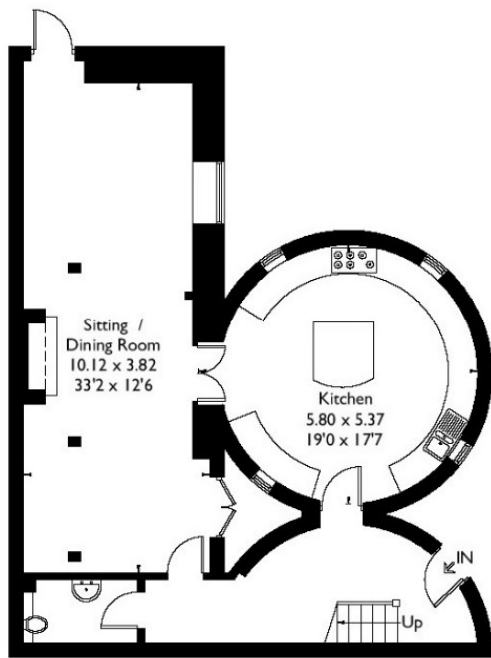




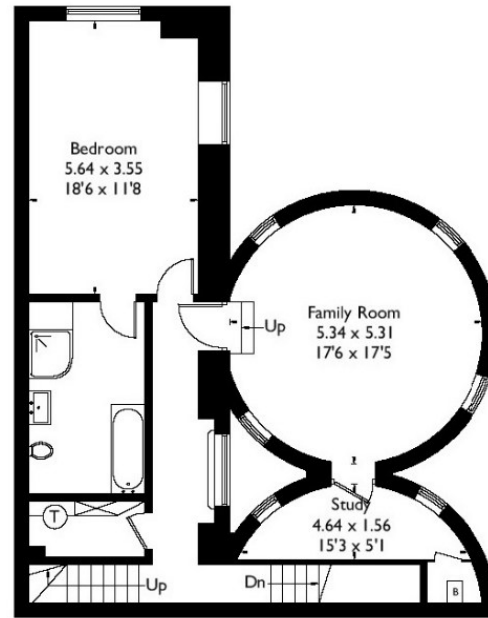
This stunning converted oast and barn is located on the outskirts of the delightful rural village of Hunton. Hunton offers local village amenities together with a well-regarded school.

Additional facilities are available at nearby Yalding, with local shops, pubs and facilities, more comprehensive shopping is available at Paddock Wood, Staplehurst or Marden where there are also mainline railway stations.

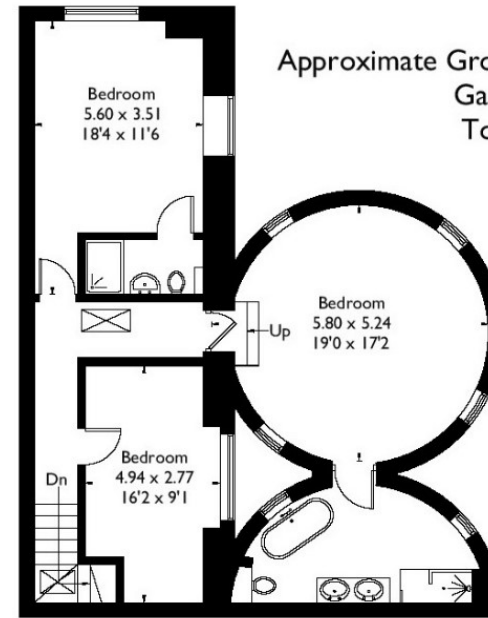
Together with the local primary school there are a variety of state and public schools available in the area including Dulwich Preparatory School, Sutton Valence, Bethany, Benenden as well as grammar schools in Maidstone and Tonbridge.



Ground Floor

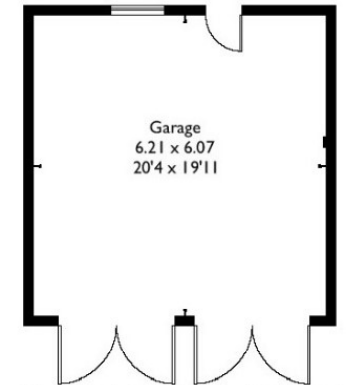


First Floor



Second Floor

Approximate Gross Internal Area = 241.5 sq m / 2599 sq ft  
Garage = 37.5 sq m / 404 sq ft  
Total = 279 sq m / 3003 sq ft



(Not Shown In Actual Location / Orientation)

FLOORPLANZ © 2017 0203 9056099 Ref: 186164

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



## SERVICES

Mains electricity and water.

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

Valentia Oval Acreage Farm East Street  
Futon  
MAIDSTONE  
Kent  
ME15 0DY

Dwelling type: 5+1-bed semi house  
Date of assessment: 12 November 2015  
Date of certificate: 12 November 2015  
Reference number: 0950-6020-5718-010-0392  
Type of assessment: Full SAP  
Total floor area: 244 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
80	87	80	87

The energy efficiency rating is a measure of the overall energy efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills the owner is likely to pay for the services.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy Use	120 kWh/m <sup>2</sup> per year	100 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	12 tonnes per year	10 tonnes per year
Lighting	£200 per year	£150 per year
Heating	£1400 per year	£1275 per year
Hot Water	£210 per year	£205 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To achieve the potential the figures have been calculated using standardised energy efficiency (heating periods, room temperatures, etc.) that are the same for all homes. Consequently they are unlikely to reflect an occupant's actual fuel bills and carbon emissions in practice. The figures do not include the impact of the fuel used for cooking or running appliances, such as TV, fridge etc. nor do they reflect the costs associated with service, maintenance or safety regulations. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommendations to help you identify energy-efficient products. It's a quick and easy way to identify the most energy-efficient products in the market.

This EPC and recommendations apply to the date of the energy saving 'tools' provided to you with information on improving your energy performance.

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