



'Our Focus Determines Your Reality'



Couchman Green Lane  
Staplehurst  
Kent  
TN12 0RT



Entrance Hall \* Sitting Room \* Study \* Kitchen/Dining Room  
Master Bedroom with Ensuite \* Bedroom \* Family Bathroom

---

Two Double Bedrooms and Family Shower Room

---

Garden and Grounds in excess of 9 Acres \* Barn  
Stables and Feed Room \* Hay Barn \* Sand School



## STUNNING BARN CONVERSION

Converted by the current owner some 20 years ago, this stunning barn provides flexible family accommodation flooded with light from the creative use of windows. Situated at the end of a private drive, off a country lane, on the outskirts of Staplehurst, the barn sits in excess of 9 acres of garden and paddocks and offers a variety of outbuildings including stables.

The accommodation consists of an imaginative entrance hall leading to a double aspect sitting room with log burning stove and doors opening to a terrace, a study, double aspect kitchen/dining room, a master bedroom with ensuite shower room, a further bedroom and a family bathroom on the ground floor. On the first floor there are two double bedrooms and a family shower room.

Outside a gate opens onto the drive which provides ample parking and leads to gates giving vehicular access to the stables. A path leads from the drive passed a barn which is currently used for storage but, could, subject to the necessary planning, be developed to create additional accommodation, on to the front door. The garden is laid to lawn with well-stocked mature flower and shrub beds, and established hedgerow. The paddocks adjoin the garden and benefit from a secondary entrance allowing the equestrian facilities of the two stables, feed room, hay barn and 40m x 20m fibre sand, sand school to be accessed independently of the barn.



## STAPLEHURST

The Wealden village of Staplehurst offers excellent amenities including post office, supermarket, butchers, doctors, dentist, restaurants and primary school. The county town of Maidstone is approximately 11 miles drive and offers more comprehensive shopping and entertainment.

## SCHOOLS AND CONNECTIONS

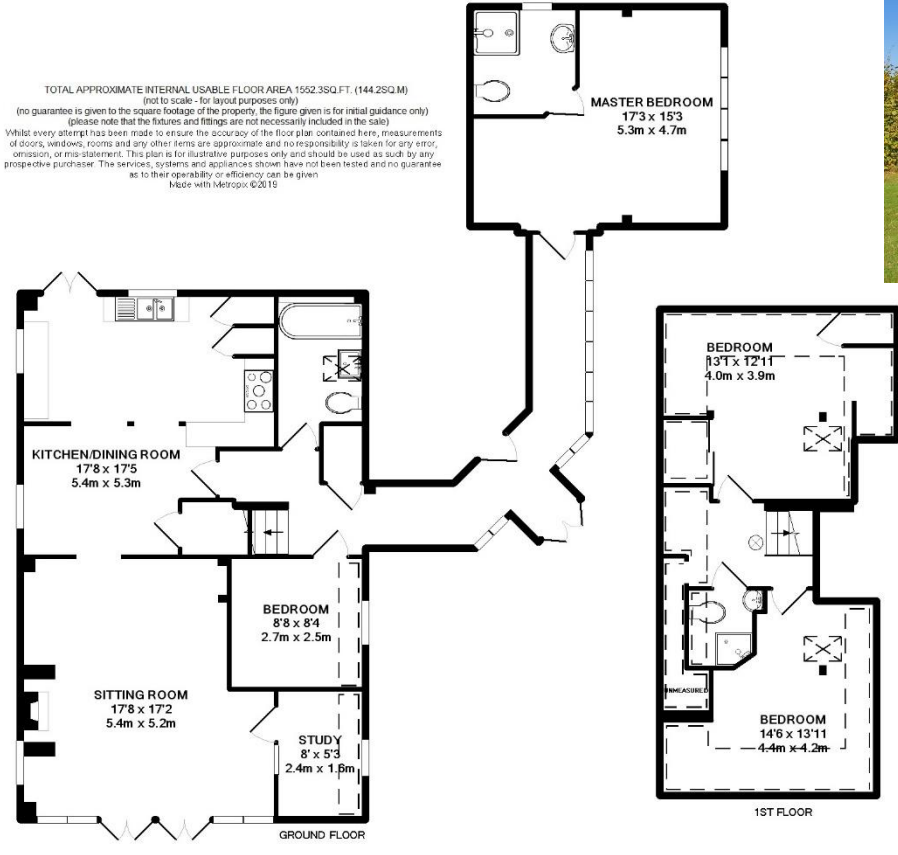
Together with the local primary school and Cranbrook School, there are a variety of state and public schools available in the area including Dulwich Preparatory School, Sutton Valence, Bethany, Benenden as well as grammar schools in Maidstone and Tonbridge.

The mainline station is a short distance and provides commuter services to Charing Cross, London Bridge and Cannon Street (approx. 55 minutes).





TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1562.3SQ.FT. (144.2SQ.M)  
 (not to scale - for layout purposes only)  
 (no guarantee is given to the square footage of the property, the figure given is for initial guidance 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.  
 Made with Metropix 6.2015



**Energy Performance Certificate**

Little Newstead Barn, Couchman Green Lane, Staplehurst, TONBRIDGE, TN12 0RT

Dwelling type: Detached house Reference number: 0064.2576.7207.0151.2825  
 Date of assessment: 16 October 2019 Type of assessment: 102541 existing dwelling  
 Date of certificate: 16 October 2019 Total floor area: 141 m<sup>2</sup>

Use this document to:

- Compare current ratings of buildings to see which 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:	£ 4,371
Over 3 years you could save	£ 816

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 267 over 3 years	
Heating	£ 3,518 over 3 years	£ 2,997 over 3 years	
Hot Water	£ 486 over 3 years	£ 231 over 3 years	
<b>Total</b>	<b>£ 4,371</b>	<b>£ 3,555</b>	<b>You could save £ 816 over 3 years</b>

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 coolers, and electricity generated by micro-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 undertaking the recommendations on page 3.

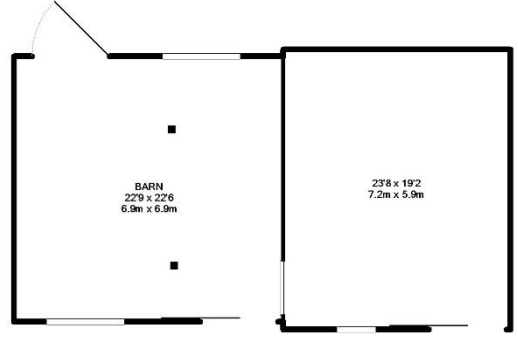
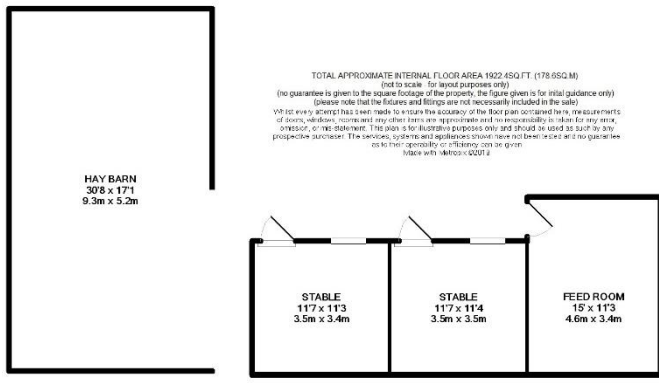
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 69).

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.

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 435
2 Heating controls (room thermostat)	£250 - £450	£ 222
3 Solar water heating	£4,000 - £8,000	£ 156

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.nrg.gov.uk](http://www.nrg.gov.uk) or call Freephone 0800 444222. The Green Deal may enable you to finance your home warmer and cheaper to run.



**SERVICES**

Mains electricity and water. Oil fired central heating. Entec sewage plant.

Maidstone Borough Council - Council Tax Band F

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

**Harpers and Hurlingham Property Consultants**  
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE  
Tel: 01580 715400  
[enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)  
[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)