

TENTERDEN, KENT





READING STREET, TENTERDEN
KENT TN30 7HT

Striking Farmhouse in Stunning Setting

Sitting Room * Dining Room * Morning Room * Kitchen/Breakfast Room
Cloakroom * Cellar

Master Bedroom with Ensuite * Bedroom * Family Bath and Shower Room

Two Double Bedrooms

Garden and Grounds approx. 3 Acres * Stables * Barn

Harpers and Hurlingham
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This striking, unlisted, period farmhouse enjoys a stunning rural setting on the outskirts of the sought after picturesque town of Tenterden. Benefitting from far reaching countryside views, the farmhouse sits within approximately 3 acres (tbv).

Having undergone extensive renovation the accommodation consists of a sitting room with log burning stove, dining room with log burning stove, morning room with doors to the terrace, a kitchen/breakfast/family room, cloakroom and stairs to the cellar, on the ground floor.

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

There are two further double bedrooms on the second floor.

The mature well stocked gardens are laid to lawn interspersed with flower and shrub beds and adjoining a settled terrace from which to enjoy the stunning panoramic views.

There is parking to the front of the farmhouse and a driveway leads to off road parking in front of the barn and stables, where there is access to the paddocks.

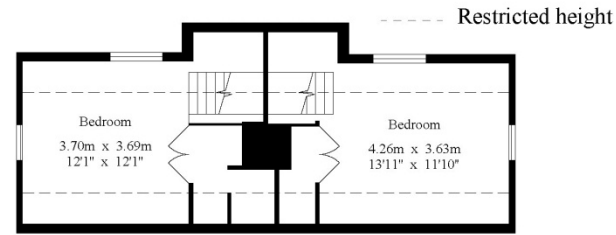


The property is located in a rural location on the outskirts of the much sought after picturesque Town of Tenterden. The tree lined High Street offers a comprehensive range of shops including Waitrose and Tesco Supermarkets, Cafe Bars and Restaurants.

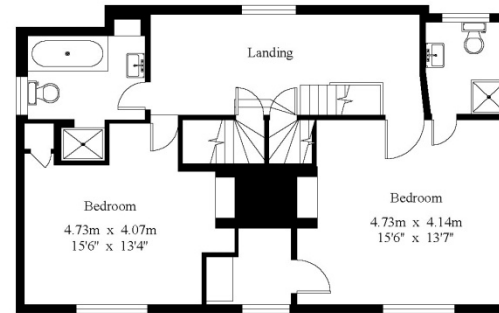
Locally there are a number of sporting facilities including a leisure centre and several golf courses.

There are a number of well regarded public and state schools available in the area.

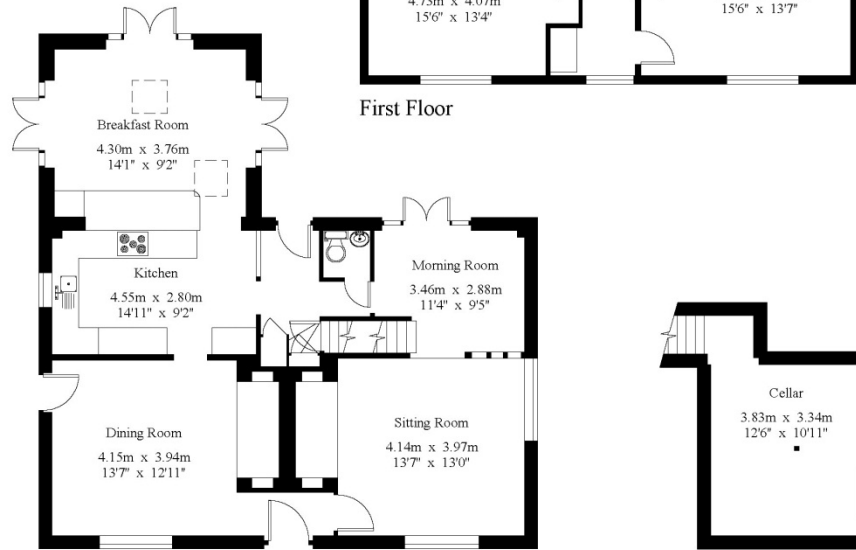
Mainline Rail Services to London Charing Cross, London Bridge and Victoria are available from Ashford International together with the high speed link into St. Pancras International (approx. 38 minutes) which can be reached from nearby Appledore Station (approx. 4 minutes).



Second Floor



First Floor



Ground Floor

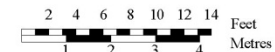
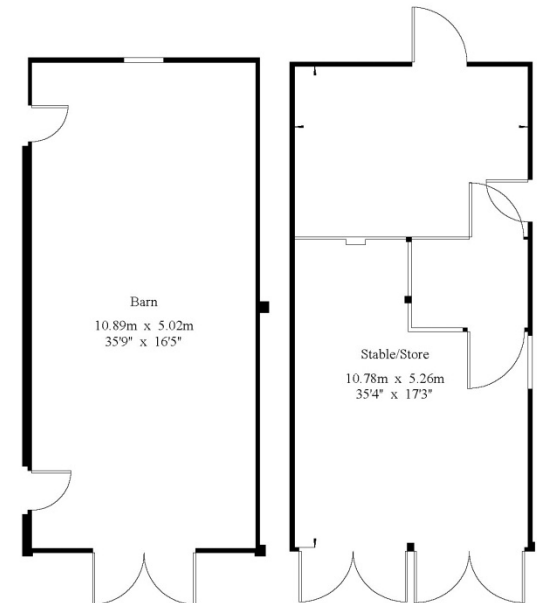
Cellar

Brockett Farm

Gross Internal Area : 216.3 sq.m (2328 sq.ft.)



Gross Internal Area : 111.0 sq.m (1194 sq.ft.)



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Energy Performance Certificate



Brockett Farm, Reading Street, TENTERDEN, TN30 7HT

Dwelling type: Detached house Reference number: 0577-2894-6818-9807-7821
 Date of assessment: 04 September 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 04 September 2013 Total floor area: 174 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

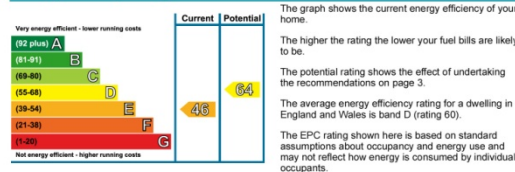
Estimated energy costs of dwelling for 3 years:	£ 7,005
Over 3 years you could save	£ 1,383

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 390 over 3 years	£ 231 over 3 years	
Heating	£ 6,084 over 3 years	£ 5,067 over 3 years	
Hot Water	£ 531 over 3 years	£ 324 over 3 years	
Totals	£ 7,005	£ 5,622	You could save £ 1,383 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. 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 Internal or external wall insulation	£4,000 - £14,000	£ 513	✓
2 Floor Insulation	£800 - £1,200	£ 258	✓
3 Draught proofing	£80 - £120	£ 90	✓

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.

Mains electricity, water and drainage. Oil fired central heating.

Ashford 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.





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