

Ferris & Co



Monthly Rental Of £2,995 pcm
Holding deposit equivalent to 1 week's rent on application



The Hayloft The Street
Maidstone, ME14 3DR

TEL: 01622 737800
Email:
lettings@ferrisandco.net
www.ferrisandco.net

Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

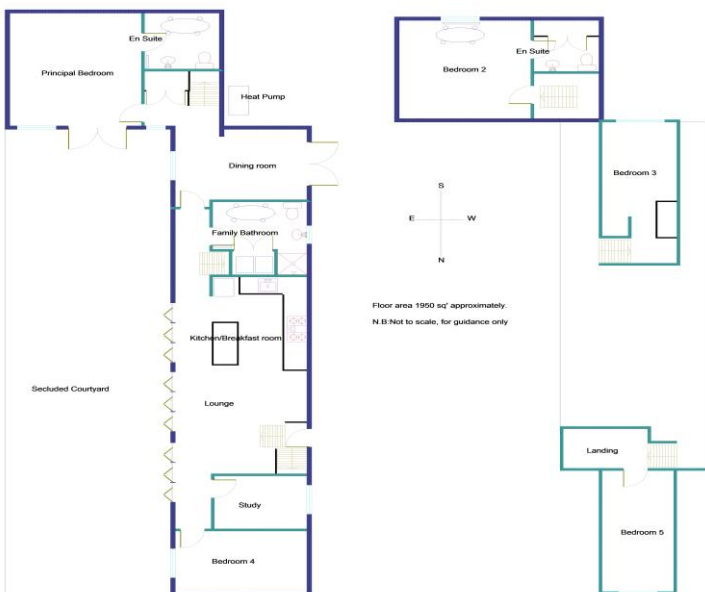
Unique opportunity to let this sumptuously fitted hay barn conversion set within a working farm surrounded by Vineyards. The beautifully presented accommodation is arranged on two floors featuring Mezzanine bedrooms extending in all to just under 2000 square feet. The sympathetic conversion and construction incorporate weathered timber which together with the oak beams, flooring and internal doors create a beautiful warm and cosy living space. There is a bespoke kitchen with a full range of appliances. The family bathroom and en-suites incorporate roll top baths, another feature of the property is the air sourced heat pump which provides underfloor heating to the ground floor and radiators to the first floor which together with the double glazed window and high level of insulation creates low running costs. close to the property is access onto The Pilgrims Way and The North Downs regarded as an area of outstanding natural beauty.

Boxley Village mentioned in The Domesday book is steeped in history with connections to Alfred Lord Tennyson and his famous poem regarding The Babbling Brook. Today The Village retains its rural origin, however Vineyards are now the order of the day. There is a Gastro pub, church and a wider selection of local amenities in the northern suburb of Maidstone known as Penenden Heath. The County Town is some three miles distant and offers a comprehensive selection of amenities including two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

ON THE GROUND FLOOR

ENTRANCE HALL

Oak entrance door. shallow steps leading to:



OPEN PLAN LIVING ROOM/KITCHEN 34' 10" x 14' 5" (Max) (10.61m x 4.39m)

Featuring reclaimed timber panelling. Exposed timbers. Vaulted ceiling. Wood laminate flooring. Three sets of by-folding doors providing access to the courtyard with an eastern aspect.

KITCHEN/BREAKFAST ROOM

Fitted with units with oak block work tops. Island breakfast bar incorporating Range cooker. deep glazed sink with mixer tap. Fridge/freezer. Dishwasher. Wood laminate flooring. Recessed low voltage lighting.

STUDY 10' 4" x 7' 5" (3.15m x 2.26m)

Window to front affording a western aspect.

DINING ROOM 14' 0" x 10' 0" (4.26m x 3.05m)

With double casement doors overlooking the garden enjoying a western aspect.

INNER HALLWAY

With staircase to Mezzanine landing. Built-in storage cupboard.

PRINCIPAL BEDROOM 15' 6" x 14' 0" (4.72m x 4.26m)

Double casement doors and window overlooking the courtyard. Door to;

EN-SUITE BATHROOM

White traditional suite comprising: Roll top bath with ball and claw feet, chromium mixer tap and hand shower. Bowl wash hand basin. Low level W.C. Tiled flooring.

BEDROOM 4 14' 1" x 8' 6" (4.29m x 2.59m)

Window overlooking the courtyard.

FAMILY BATHROOM

Traditional white suite with chromium plated fittings comprising: Roll top bath with ball and claw feet. Bowl wash



DIRECTIONS

From our Penenden Heath office proceed in a northerly direction onto The Boxley Road, passing over the M20, continue for approximately a 1/4 of a mile turning left at the traffic calming measures onto the farm and the property will be found a short distance along on the right hand side.

The Hayloft, Street Farm, Boxley, MAIDSTONE, ME14 3DR

Dwelling type: Detached bungalow
Date of assessment: 24 November 2015
Date of certificate: 24 November 2015
Reference number: 2748-1932-7259-4505-8910
Type of assessment: RdSAP, existing dwelling
Total floor area: 181 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:	£ 4,659
Over 3 years you could save	£ 471

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 333 over 3 years	£ 333 over 3 years	
Heating	£ 3,339 over 3 years	£ 3,189 over 3 years	
Hot Water	£ 987 over 3 years	£ 666 over 3 years	
Totals	£ 4,659	£ 4,188	

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

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Current	Potential
61	83

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 60).

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
1 Heating controls (time and temperature zone control)	£350 - £450	£ 156
2 Solar water heating	£4,000 - £6,000	£ 315
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 864

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.