

# Ferris&Co



**Monthly Rental Of £1,450 pcm**  
Holding deposit equivalent to 1 week's rent on application



**The Cowshed Street Farm, The Street**  
Boxley, Maidstone, ME14 3DR

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

DESCRIPTION

\*Rental includes all bills excluding council tax\* Superb opportunity to let this stunning conversion set amidst a vineyard, featuring a light and airy living space, walnut flooring throughout, sumptuously fitted bathroom and a quirky principal bedroom with mezzanine wardrobe and storage space above.

Situated on a vineyard on the south side of the village, renowned for its many period properties and its connection to Alfred Lord Tennyson and his famous babbling brook. The nearby northern suburb of Maidstone, Penenden Heath offers a good selection of local amenities including shops providing for everyday needs, local infant and junior school and recreational facilities including tennis, bowls together with numerous countryside walks and a childrens play area. The County town offers a more comprehensive selection of amenities and is located two miles south of the property with excellent shopping facilities at Fremlins Walk, two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

PETS NOT CONSIDERED

ON THE GROUND FLOOR

ENTRANCE HALL

Outside lighting, oak stable entrance door, walnut flooring, recessed low voltage lighting, double built-in utility store cupboard with washing machine and tumble dryer.

LIVING ROOM 22' 0" x 12' 9" (6.70m x 3.88m)

With one entire wall devoted to glass creating a delightful open vista and double casement doors, vaulted ceiling, exposed timbers, display shelving, spot lighting.

KITCHEN

With feature island unit, comprehensively fitted with country style door and drawer fronts with solid walnut working surfaces, deep glazed sink with mixer tap, range of high and low level cupboards, five burner range cooker (calor gas) oven and grill beneath, extractor hood, stainless steel fridge/freezer, dishwasher, display shelving, island breakfast bar unit with stalls.

BATHROOM

White traditionally styled Victorian suite featuring a roll top bath and claw bath with mixer tap and hand shower, bowl wash hand basin with mixer tap cupboards beneath, low level W.C. shower cubicle with thermostatic mixer, slate effect ceramic flooring, recessed low voltage lighting, extractor fan, window affording a southern aspect with fitted blinds, chromium plated heated towel rail.

BEDROOM 2 7' 6" x 8' 0" (2.28m x 2.44m)

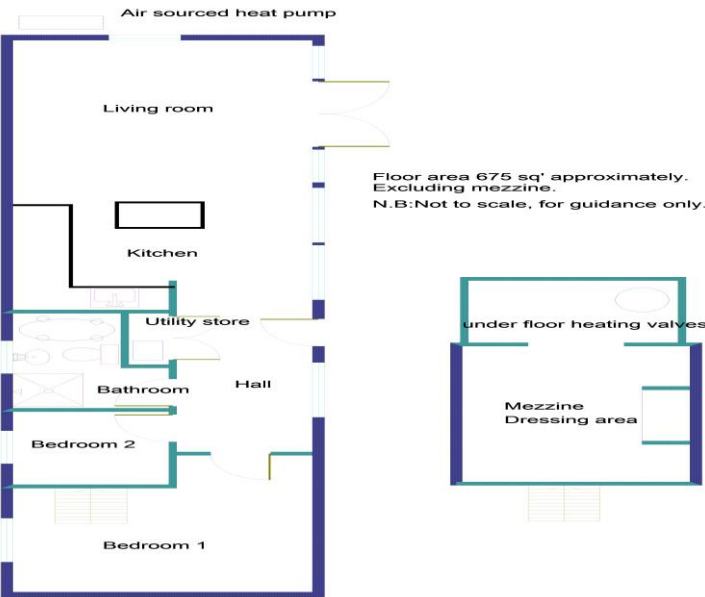
Window affording a southern aspect with fitted wooden blinds.

PRINCIPAL BEDROOM 13' 0" x 9' 10" (3.96m x 2.99m)

Window, fitted wooden blind, southern aspect, vaulted ceiling, stair ladder leading to mezzanine storage area with hanging rail and wardrobe, some head height restriction, lagged water cylinder with room valves for under floor heating.

OUTSIDE

To the front of the property is a lawned area with concrete patio, allocated parking for 2/3 vehicles.



DIRECTIONS

From our Penenden Heath Office proceed in a northerly direction into Boxley Road passing The Bull Public House on the right hand side, continuing over the motorway following the signs to Boxley Village. Upon reaching the traffic calming bollards take the first driveway on the left proceeding onto the farm, continue along the driveway taking the second exit on the right in front of the agricultural barn where there is a double parking area.



# Energy Performance Certificate

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

**Dwelling type:** Semi-detached bungalow  
**Date of assessment:** 23 February 2015  
**Date of certificate:** 23 February 2015  
**Reference number:** 2678-8019-7262-3935-4944  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 60 m<sup>2</sup>

## 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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,019</b>
<b>Over 3 years you could save</b>	<b>£ 246</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 129 over 3 years	
Heating	£ 1,266 over 3 years	£ 1,287 over 3 years	
Hot Water	£ 561 over 3 years	£ 357 over 3 years	
<b>Totals</b>	<b>£ 2,019</b>	<b>£ 1,773</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p><b>Current</b></p> <p>64</p>	<p><b>Potential</b></p> <p>107</p> <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>

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 Low energy lighting for all fixed outlets	£45	£ 45	
2 Solar water heating	£4,000 - £6,000	£ 201	✓
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 849	✓

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.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.