

# Country Homes



LITTLE BROOK BARN **GREEN LANE COLLIER STREET** KENT **TN12 9RB** PRICE £695,000 FREEHOLD























#### A BEAUTIFULLY PRESENTED AND IMMACULATE EXAMPLE OF A KENTISH BARN CONVERSION

# ENTRANCE HALLWAY, CLOAKROOM, LIVING ROOM, KITCHEN/DINING ROOM, UTILITY ROOM, LANDING, BEDROOM WITH ENSUITE, TWO FURTHER BEDROOMS, SHOWER ROOM, CAR PARKING FOR SEVERAL CARS, REAR GARDEN

**VIEWINGS** Strictly by appointment with the Agent as above.

**DIRECTIONS** From the centre of Marden proceed to Collier Street via Pattenden Lane, continue to the end and turn left. Continue along

for approximately ¼ of a mile and turn left into Green Lane. Little Brook Barn will be found approximately ½ a mile

along on the left with our For Sale board outside.

#### DESCRIPTION

A beautiful example of a professionally restored Oak framed Kentish barn. Great care has been taken to preserve the charm and character yet integrating modern style living. An internal inspection is highly recommended to appreciate what is on offer.

The property is set within the hamlet of Collier Street, a short distance from the popular Wealden village of Marden with its range of local shopping facilities including village stores, butchers, bakers, post office, petrol station and shop. There is a primary school in the village and the mainline station offers commuter services to London Charing Cross and Cannon Street (approximately 50 minutes). The County Town of Maidstone is approximately 10 miles away providing a wider range of both leisure and shopping facilities.











Front door to:

#### **INNER HALLWAY**

#### CLOAKROOM

Oak stripped flooring. Exposed beams. WC. Hand wash basin. Radiator.

#### MAIN LIVING ROOM

Oak stripped flooring. Exposed beams. Wrought iron styled wall lights. Three radiators. Feature hand-built Oak staircase to landing with integrated glass panelling.

#### KITCHEN/DINING ROOM AREA

Casement doors opening onto terrace and stable door to rear. The kitchen is heavily beamed whilst taking advantage of catslide roof to provide upper feature elevations. Range of base and eye level units finished in cream with granite effect worktop surfaces. Inset stainless steel 1½ bowl sink unit with monobloc tap. Quality gas-fired Range with extractor hood over. Miele dishwasher. Central island with built in range of cupboards and a combined breakfast bar. Oak stripped flooring.

#### **UTILITY ROOM**

Exposed beams. Worktop surfaces. Space and plumbing for washing machine. Radiator.

#### **BOILER ROOM**

Worcester gas-fired boiler serving domestic hot water and central heating.

#### **STAIRCASE**

Leading to:

#### LANDING

Fitted carpeting. Exposed beams.

#### **BEDROOM 1**

Heavily beamed and vaulted ceilings. Windows to side. Radiator. Fitted wall lights.

#### **ENSUITE**

Shaped bath with handheld shower attachment. Vanity wash basin in vanity unit. WC. Radiator. Eaves cupboard. Exposed beams. Radiator.

#### DRESSING ROOM AREA

Hanging rail.

#### SHOWER ROOM

Exposed beams. Walk-in shower cubicle with Triton shower. Hand wash basin in vanity unit.

#### **BEDROOM**

Window to front. Exposed beams. Fitted carpeting. Wall light points. Radiator.

#### **BEDROOM**

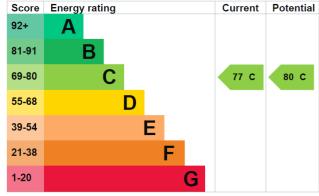
Window to front. Exposed beams.

#### **OUTSIDE**

The front of the property enjoys an area of lawn with post and rail fencing, private gate and external lighting. To the rear of the property is an area of paved terrace, gravelled area of garden and quality garden shed. The rear garden is part walled and fenced with side post and rail fencing.



#### **ENERGY PERFORMANCE RATING**



EPC rating: C

#### **COUNCIL TAX**

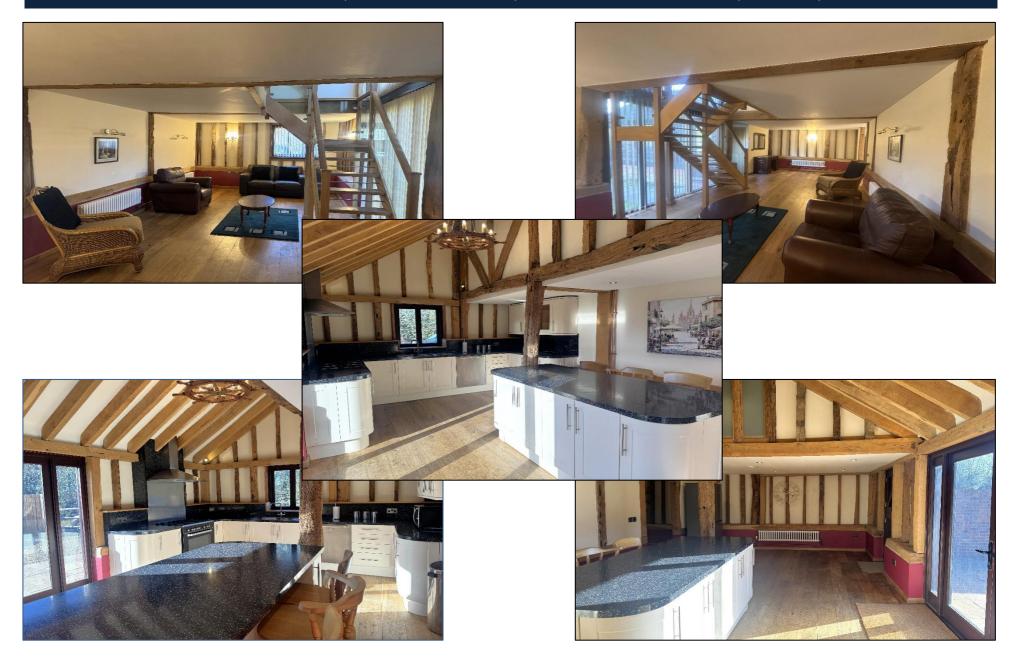
Maidstone Borough Council Tax Band G

#### MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.

























#### **FLOORPLANS**

#### **Ground Floor**



Total area: approx. 137.1 sq. metres (1475.7 sq. feet)

Dimensions are approx

Plan produced using PlanUp.

