



125

— YEARS OF —

**Lambert
& Foster**



Lambert & Foster



CHEQUER TREE GRANARY

COLLIER STREET

It is a great opportunity to purchase a beautiful five bedroom, three bathroom detached former granary with an abundance of character and original features that include inglenook fire places and un-painted beams with a modern two-bedroom bungalow within the grounds that generates a yearly income. The property benefits further from having a double garage and a detached barn. Located on the edge of the village in a semi-rural location surrounded by the fantastic Kent countryside and farm land. There is a local primary school and the village of Marden is a short distance away and offers a number of amenities along with the main line station that offers links into London in under an hour. Offered to the market with NO FORWARD CHAIN.

Guide Price £900,000-£1,000,000

FREEHOLD





CHEQUER TREE GRANARY

COLLIER STREET | TONBRIDGE | TN12 9SB

- 5 bedroom detached house with over 2,500 sq.ft of accommodation
- Two bedroom detached bungalow with 770 sq.ft of accommodation (great additional income)
- Double garage and a barn
- Great garden providing privacy and seclusion
- Semi-rural location
- Abundance of original features and offered with NO FORWARD CHAIN

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains. **Water supply:** Mains.

Sewerage: Private drainage, services connected but not tested. **Heating:** Oil fired central heating.

BROADBAND: Available as Standard, Superfast and Ultrafast broadband.

MOBILE COVERAGE: EE likely.

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Maidstone Borough Council.

COUNCIL TAX: Band G. **EPC:** E (44).

COVENANTS: None known.

FLOOD & EROSION RISK: **Property flood history:** None. **Rivers and the sea:** High. **Surface Water:** Very low risk. **Reservoirs:** there is a risk of flooding from reservoirs in this area. **Groundwater:** None.

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built with weatherboarding to the first floor elevations under a tiled roof.



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

FLOORPLANS

www.lambertandfoster.co.uk

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



Approximate Area = 2566 sq ft / 238.3 sq m
 Limited Use Area(s) = 3 sq ft / 0.2 sq m
 Garage = 398 sq ft / 36.9 sq m
 Outbuilding = 458 sq ft / 42.5 sq m
 Annexe = 774 sq ft / 71.9 sq m
 Total = 4199 sq ft / 389.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lambert and Foster Ltd. REF: 1279510

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
 Tel. 01892 832 325
 77 Commercial Road,
 Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX
 Tel. 01435 873 999
 Helix House, High Street
 Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
 Tel. 01303 814 444
 Hillhurst Farm, Stone St,
 Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT
 Tel. 01580 712 888
 Weald Office, 39 High Street
 Cranbrook, Kent TN17 3DN

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Lambert & Foster