



'Our Focus Determines Your Reality'



Collier Street  
Kent  
TN12 9RT



Entrance Porch \* Sitting Room \* Dining Room \* Family Room  
Kitchen \* Utility Room \* Cloakroom

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Principal Bedroom \* Three Further Bedrooms  
Family Bath and Showroom

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Enclosed Garden \* Summer House \* Off-Road Parking





## ATTRACTIVE ATTACHED PERIOD COTTAGE

This attractive cottage provides versatile accommodation presented in immaculate order, over three floors, in a semi-rural location in the village of Collier Street and enjoys far-reaching views over open countryside.

The accommodation consists of an entrance porch opening into a sitting room with fireplace and log burning stove, a family room, a dining room with doors to the garden, a kitchen again with a door to the garden, a utility room and a cloakroom on the ground floor. The entrance porch, kitchen, utility room, cloakroom and first floor bathroom all enjoy underfloor heating.

On the first floor there is a principal bedroom, a further double bedroom and a family bath and shower room. On the second floor there are a further two bedrooms, one of which is currently used as a study. All the bedrooms have views over the surrounding countryside.

Outside a gravel driveway provides ample off-road parking together with an electric car charging point. The enclosed garden to the rear is laid predominantly to lawn with areas of paved terracing, mature trees, and a Summer House. At the far end of the garden there is a garden store.

Lapsed planning exists for a single storey extension to the rear.



## COLLIER STREET

The village of Collier Street which includes a Church, primary school, a small business estate and several farms.

Local shops are available in the larger villages of Yalding, Marden and Horsmonden with more comprehensive shopping available at Tunbridge Wells.

## SCHOOLS AND CONNECTIONS

Together with the local primary school there are a variety of state and public schools available in the area including Dulwich Preparatory School, Sutton Valence, Bethany, Benenden as well as grammar schools in Maidstone and Tonbridge.

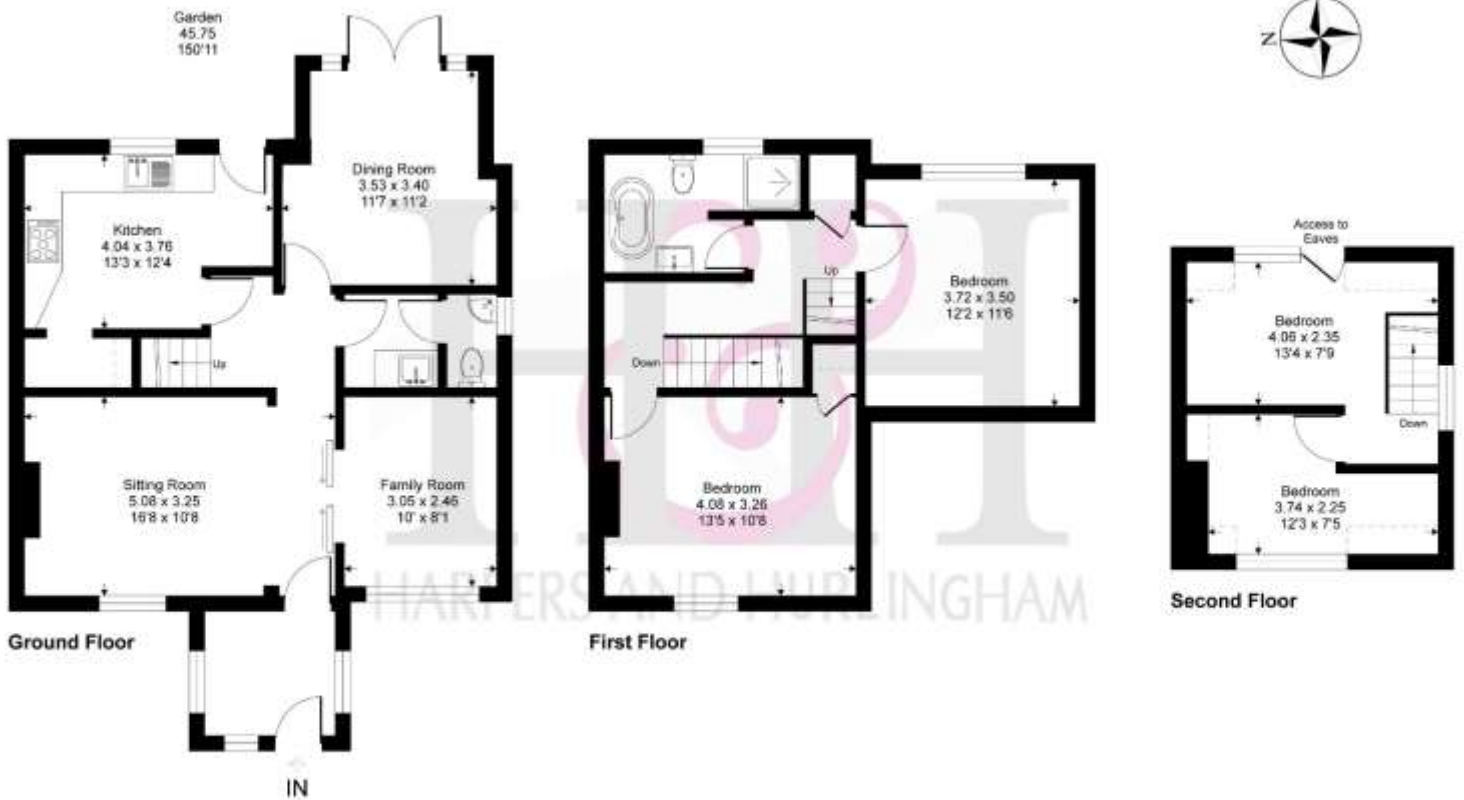
Main line rail services are available from Paddock Wood, Marden or Staplehurst into Central London. The motorway network can be reached via the A21, through Horsmonden and the M25 can be accessed via Paddock Wood.





# Church Farm Cottages, TN12

Approximate Gross Internal Area = 124 sq m / 1332 sq ft  
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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## SERVICES

Mains electricity, gas and water. Gas fired central heating. Underfloor heating to entrance porch, kitchen, utility room, cloakroom and bathroom. Private shared drainage. Electric car charger. Fibre connected to the property.

Maidstone Borough Council - Council Tax Band D

EPC Rating: D

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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