

RADFORDS
ESTATE AGENTS

Country Homes

**No Onward
Chain**



**LITTLE BROOK BARN
GREEN LANE
COLLIER STREET
KENT
TN12 9RB
PRICE £625,000 FREEHOLD**



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LITTLE BROOK BARN, GREEN LANE, COLLIER STREET, KENT, TN12 9RB

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.



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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.

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ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC rating: C

COUNCIL TAX

Maidstone Borough Council Tax Band G

MONEY LAUNDERING REGULATIONS

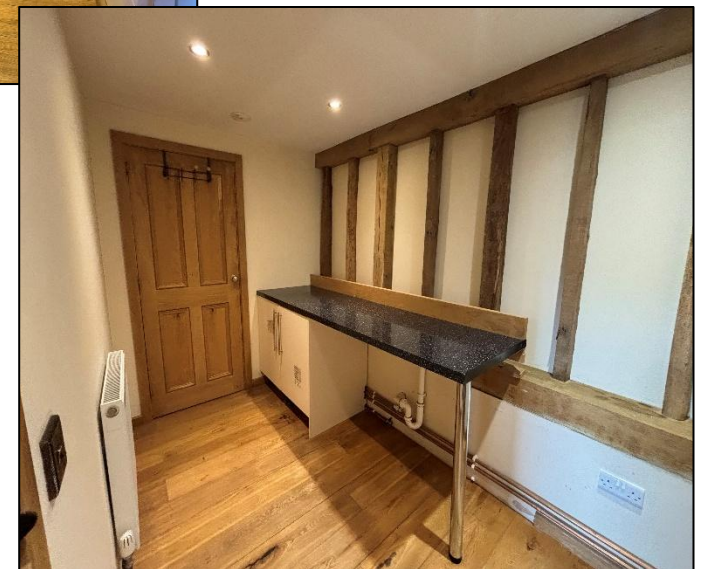
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

These details and plans 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.

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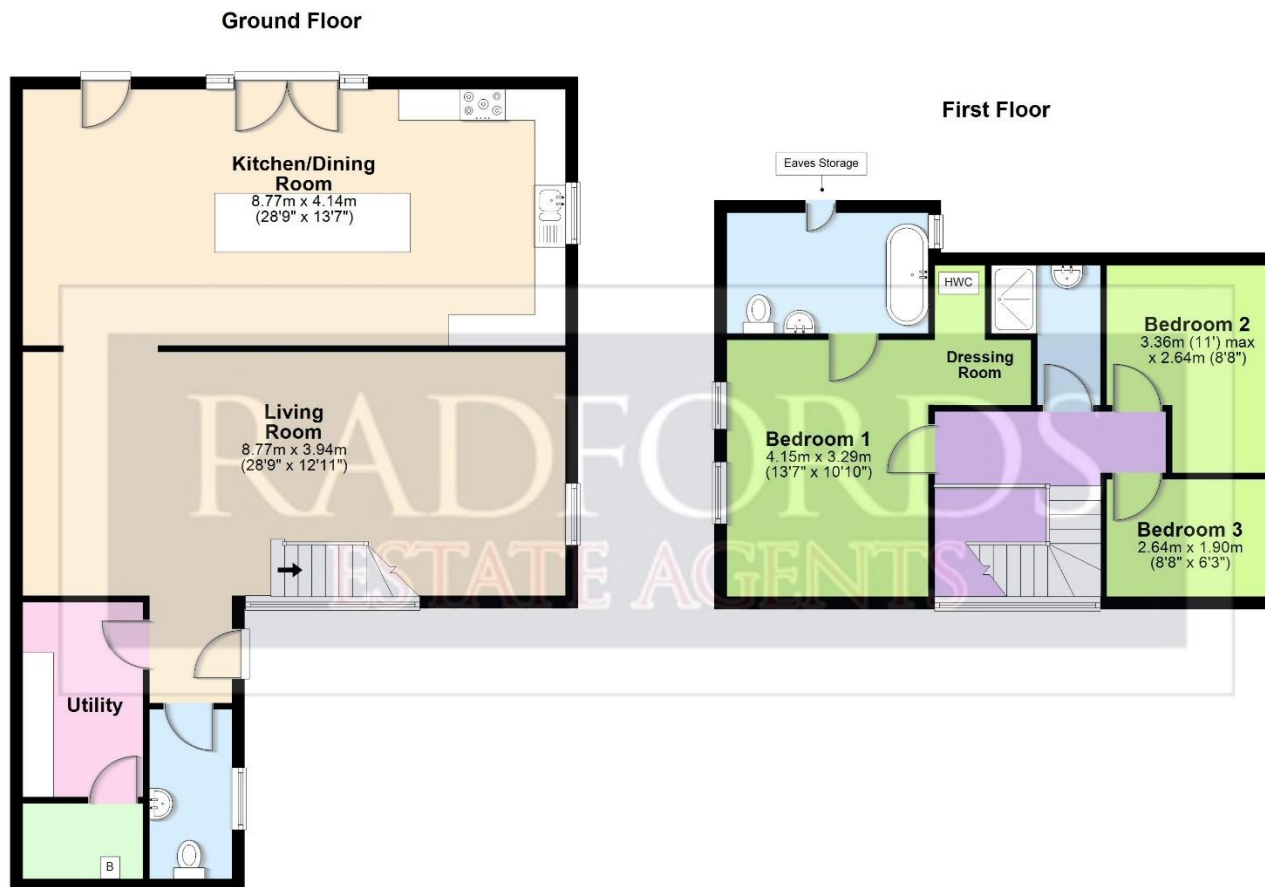
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This image is a computer-generated illustration of how the garden could look. It is not a photograph of the property in its current condition and is for guidance only.

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FLOORPLANS



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

Dimensions are approx

Plan produced using PlanUp.