



Murthering Lane, RM4 1HL
Guide price £1,200,000

Jenkins
Property

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Jenkins
Property

Set in a rural position this impressive property boasts a private estate with multiple dwellings. Consisting of a main house, one bedroom annex, three bedroom chalet, double garage and twin stable block. The properties are finished to a high standard suitable for a large family.

- Gated estate
- Detached Main residence
- Detached one bedroom Annex
- Detached three bedroom chalet
- Double garage
- Twin stable block
- Generous grounds
- Rural position

Reception Hallway 10'10" x 6'8"
(3.31 x 2.04)

Annex

Living Room 18'4" x 11'5" (5.61 x 3.50)

Kitchen / Living room 17'2" x 17'10" (5.24 x 5.44)

Kitchen Dining room 10'10" x 15'7" (3.32 x 4.75)

Bedroom 11'2" x 11'3" (3.41 x 3.45)

Laundry Room 6'11" x 8'3" (2.11 x 2.53)

Bathroom 11'1" x 6'0" (3.39 x 1.83)

WC

Twin Stable block

First floor landing 13'5" x 5'10"
(4.10 x 1.79)

Three Bedroom Chalet

Double Garage

Master Bedroom 11'5" x 10'4"
(3.49 x 3.15)

Under 0.5 acres

Bedroom Two 9'8" x 9'2" (2.96 x 2.80)

ensuite 4'6" x 5'10" (1.38 x 1.80)

Bedroom Three 11'6" x 8'2"
(3.51 x 2.49)

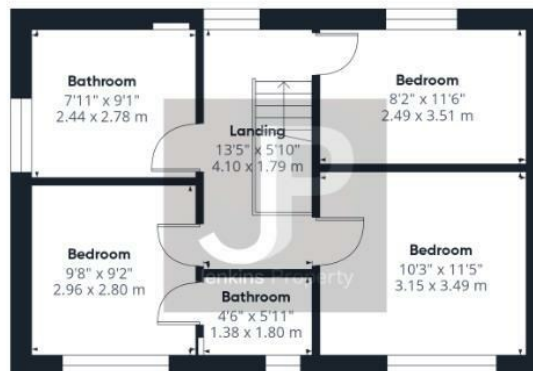
Bathroom 9'1" x 8'0" (2.78 x 2.44)

Exterior





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Approximate total area⁽¹⁾

1841 ft²

170.9 m²

Reduced headroom

3 ft²

0.3 m²

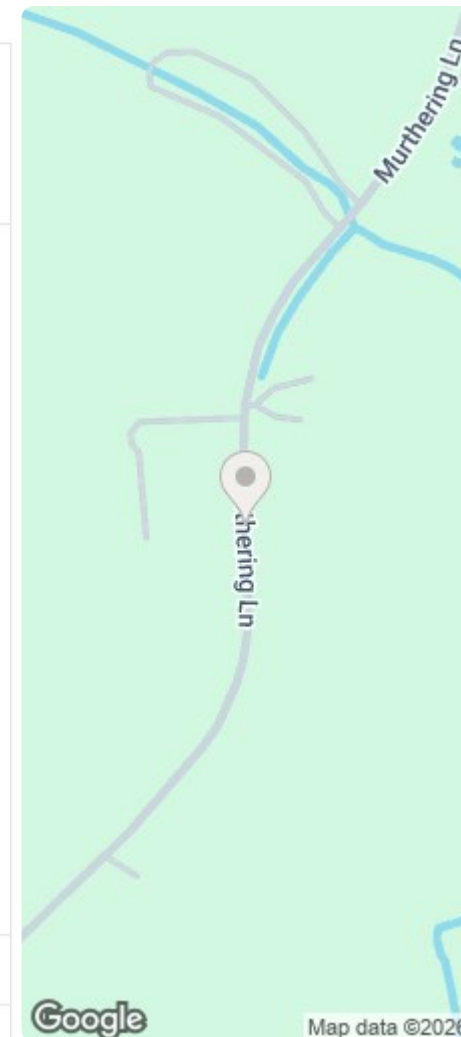
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
	95-100	A	
	81-94	B	
	69-80	C	
	55-68	D	
	49-54	E	
	44-48	F	
	39-43	G	
	35-38		
	1-34		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
	95-100	A	
	81-94	B	
	69-80	C	
	55-68	D	
	49-54	E	
	44-48	F	
	39-43	G	
	35-38		
	1-34		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

