



Lambert & Foster



WEST VIEW

DEN LANE | COLLIER STREET | KENT | TN12 9PX

A substantial and characterful five-bedroom attached Oast House arranged over three floors, offering over 2,600 sqft of versatile accommodation in a peaceful rural setting on Den Lane, Collier Street. The property occupies a plot of approx. 0.6 acres and features two impressive reception rooms within the distinctive large oast roundels, together with a spacious kitchen/diner with an electric AGA included, three bathrooms and generous family accommodation. Outside, the property benefits from attractive gardens and grounds, ample parking and a detached double garage. Combining charming period character with excellent living space and versatility, this is a rare opportunity to acquire a substantial family home in an attractive Kent countryside setting. The village of Collier Street has a local church and primary school with more amenities and main line stations available at surrounding villages Marden, Paddock Wood and Tunbridge Wells.

O.I.E.O £800,000

FREEHOLD





WEST VIEW

DEN LANE, COLLIER STREET, TONBRIDGE, KENT, TN12 9PX

- Five bedroom oast house arranged over three floors
- Over 2,600 sq ft of accommodation
- Generous plot on approx. 0.6 acres
- Two characterful roundel reception rooms
- Detached double garage and ample parking
- Peaceful Kent countryside location

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///consults.unloading.neatly

TENURE: Freehold

SERVICES & UTILITIES:

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

Sewerage: Private Drainage **Heating:** Mains Gas

BROADBAND: Standard Available

MOBILE COVERAGE: Good Outdoor

(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:** D (63)

COVENANTS: None

FLOOD & EROSION RISK: Property flood history: Speak

to Agent **Rivers and the sea:** Speak to Agent **Surface**

Water: Very Low **Reservoirs:** Speak to Agent **Groundwater:** Unlikely

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

PHYSICAL CHARACTERISTICS: Brick built under tiled roof with two roundel oasts



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.

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



TOTAL FLOOR AREA : 2622sq.ft. (243.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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