



Price

£800,000

Freehold

4x  3x  4x 

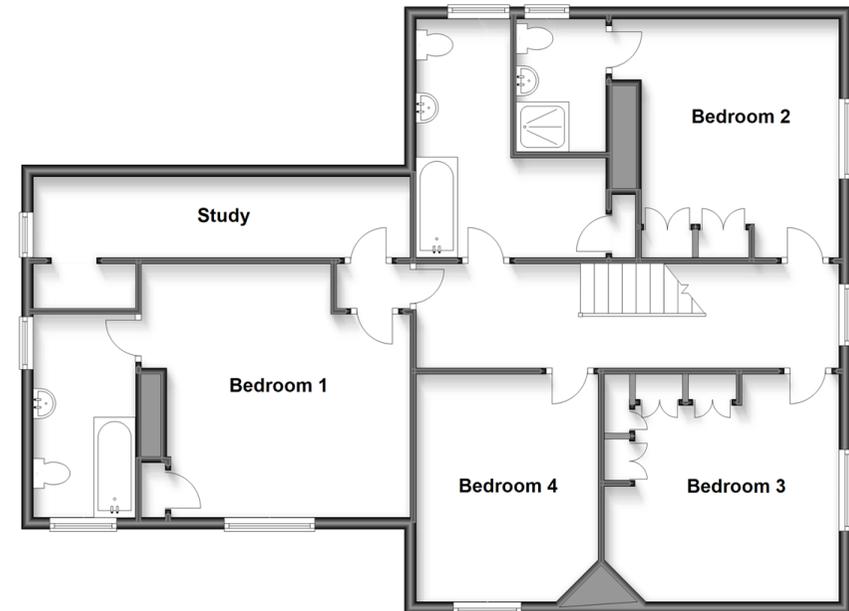
Den Lane, Collier Street, Kent, TN12

Wards
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Ground Floor
Approx. 157.9 sq. metres (1699.8 sq. feet)



First Floor
Approx. 106.8 sq. metres (1149.1 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall: 14'0 x 6'2 (4.27m x 1.88m)

Lounge: 23'4 (7.12m) x 12'3 (3.74m) narrowing to 11'6 (3.51m)

Kitchen: 20'1 x 13'2 (6.13m x 4.02m)

Pantry: 13'6 x 7'0 (4.12m x 2.14m)

Dining Room: 13'0 x 11'3 (3.97m x 3.43m)

Snug: 13'2 x 10'10 (4.02m x 3.30m)

Study: 13'0 x 11'0 (3.97m x 3.36m)

Conservatory: 13'0 x 12'5 (3.97m x 3.79m)

Downstairs Cloakroom

Boot/Utility Room

FIRST FLOOR

Landing

Bedroom 1: 13'5 x 12'8 (4.09m x 3.86m)

Dressing Room: 20'0 x 4'5 (6.10m x 1.35m)

En suite Bedroom 1: 11'2 x 5'8 (3.41m x 1.73m)

Bedroom 2: 13'3 x 10'10 (4.04m x 3.30m)

En suite Bedroom 2: 7'4 x 4'11 (2.24m x 1.50m)

Bedroom 3: 13'1 x 12'3 (3.99m x 3.74m)

Bedroom 4: 12'5 x 9'10 (3.79m x 3.00m)

Family Bathroom: 13'0 x 10'3 (3.97m x 3.13m) narrowing to 5'8 x 5'1 (1.73m x 1.55m)

OUTSIDE

Large Rear Garden

Swimming Pool

Tennis Court

Garage/Outbuilding: 35'0 x 15'0 (10.68m x 4.58m)

Workshop



Main features

- **Gorgeous Unlisted Period Farmhouse set in gardens of approximately 1.43Acres**
- **Swimming Pool and Tennis Court (to upgrade)**
- **Large and charming outbuilding used as garage, smaller outbuilding as workshop**
- **We have been advised that the titles will need be spilt and are subject to a land survey mapping out the relevant boundaries**



Nearest Schools

Primary Schools: St Margaret's, Collier Street C of E School 0.6 miles, Hunton C of E Primary 1.1 miles, Secondary Schools: Linton Park School 3.4 miles, Cornwallis Academy 3.5 miles, Mascalls School 3.6 miles. Grammar Schools in Maidstone, Tonbridge and T/Wells.



Transport Information

Train Stations: Beltring 2.3 miles, Yalding 2.3 miles, Marden 2.7 miles



Address

Den Lane, Collier Street, Kent, TN12



Directions

For directions to this property please contact us.



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Call Paddock Wood Branch 01892 836877 ■ wardsofkent.co.uk



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

EPC RATING Lightbulb icon 0000	CURRENT: F(35)	POTENTIAL: B(82)
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