



# Lambert & Foster



## THE COPPICE

UPPER BARN HILL | HUNTON

*An opportunity to purchase a brand new four bedroom detached house with generous, versatile accommodation over 3,340 sq ft benefitting from very high specification features including solar panels, air source heat pump, underfloor heating and a 10 year warranty. Situated behind electric gates in a rural position just outside of this popular Wealden village surrounded by fields and open countryside. Within a short distance from local amenities such as schools, pubs, post office and a fantastic village shop offering local produce. Offered to the market with NO FORWARD CHAIN.*

**Guide Price £1,250,000-£1,350,000**

FREEHOLD





## THE COPPICE

UPPER BARN HILL. | HUNTON | ME15 0QL

- **Four double bedrooms all with en-suites**
- **10 year warranty with an EPC rating of B**
- **Efficient air source heat pump and under floor heating**
- **Solar panels, double garage and gated driveway**
- **Beautiful landscaped gardens**
- **Offered with NO FORWARD CHAIN**

**GENERAL: Tenure:** Freehold. **Construction Type:** Brick built **Services & Utilities:** Air source heat pump with mains water supply and private drainage services connected but not tested. **Broadband Connection:** Yes EE. **Mobile Coverage:** EE. Further information can be found at [www.ofcom.org.uk](http://www.ofcom.org.uk). **Local authority:** Maidstone Borough Council. **Council tax:** Band TBC. **EPC:** B (85)

**Flood & Erosion Risk: Property flood history:** None. **Rivers and the sea:** Very low risk. **Surface water:** Very low risk. **Reservoirs:** Flooding from reservoirs is unlikely in this area. **Groundwater:** Flooding from groundwater is unlikely in this area. Information sourced from [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk). If you're unable to use the online service, you can call Floodline; T: 0345 988 1188. Tynetalk: 0345 602 6340

**Viewing:** To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.





IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.



## FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.

### The Coppice, Upper Barnhill, Hunton, Maidstone, ME15 0QL

Approximate Area = 2927 sq ft / 271.9 sq m

Limited Use Area(s) = 26 sq ft / 2.4 sq m

Garage = 391 sq ft / 36.3 sq m

Total = 3344 sq ft / 310.6 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Lambert and Foster Ltd. REF: 1181361

## PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

### PADDOCK WOOD, KENT

Tel. 01892 832 325  
77 Commercial Road,  
Paddock Wood,  
Kent TN12 6DS

### CRANBROOK, KENT

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Weald Office, 39 High St,  
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TN17 3DN

### HYPHE, KENT

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### WADHURST, SUSSEX

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