



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

**Jenkins**  
Property



T: 01277228620

E: SALES@JENKINS-PROPERTY.COM

WWW.JENKINS-PROPERTY.COM

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)

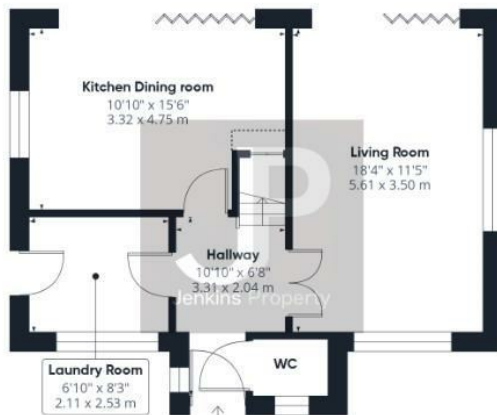
**Bedroom Three 11'6" x 8'2"**  
(3.51 x 2.49)

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

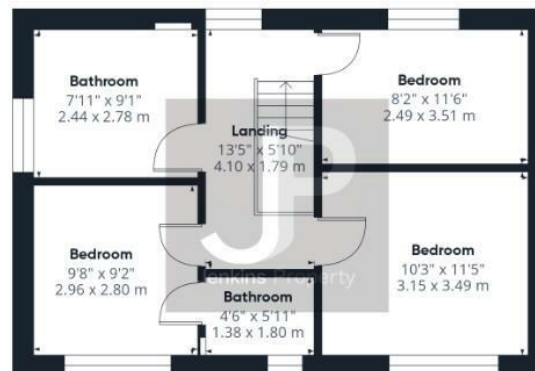
**Exterior**







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Approximate total area<sup>(1)</sup>

1841 ft<sup>2</sup>

170.9 m<sup>2</sup>

Reduced headroom

3 ft<sup>2</sup>

0.3 m<sup>2</sup>

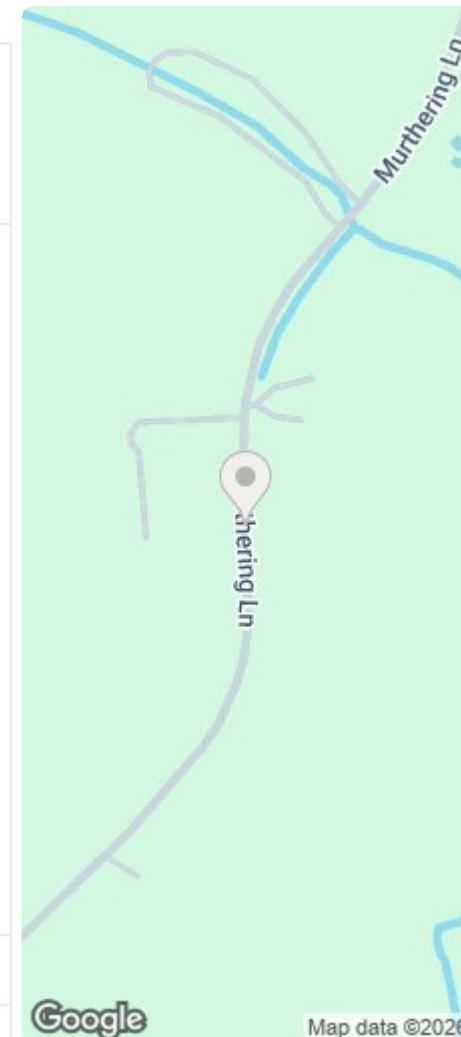
(1) Excluding balconies and terraces

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
Total energy efficient - lower running costs 85-95 kWh/m <sup>2</sup> /year <b>A</b> 75-85 kWh/m <sup>2</sup> /year <b>B</b> 65-75 kWh/m <sup>2</sup> /year <b>C</b> 55-65 kWh/m <sup>2</sup> /year <b>D</b> 45-55 kWh/m <sup>2</sup> /year <b>E</b> 35-45 kWh/m <sup>2</sup> /year <b>F</b> 25-35 kWh/m <sup>2</sup> /year <b>G</b>			
Not energy efficient - higher running costs EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Total environmentally friendly - lower CO <sub>2</sub> emissions 10-45 g/kWh <b>A</b> 45-55 g/kWh <b>B</b> 55-65 g/kWh <b>C</b> 65-75 g/kWh <b>D</b> 75-85 g/kWh <b>E</b> 85-95 g/kWh <b>F</b> 95-105 g/kWh <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions EU Directive 2002/91/EC			
England & Wales			



