

CRANBROOK

KENT



1 West Lodge, Camden Hill Cranbrook, Kent TN17 2AS

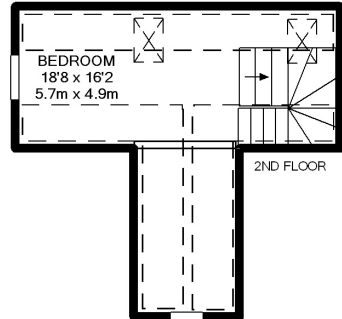
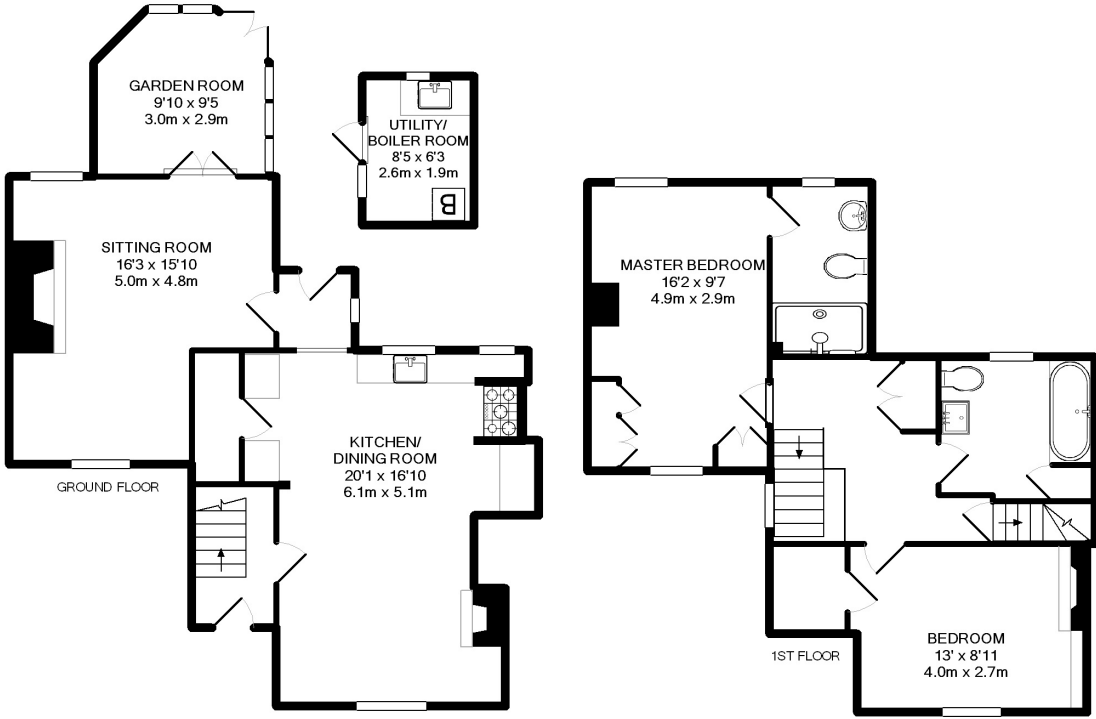
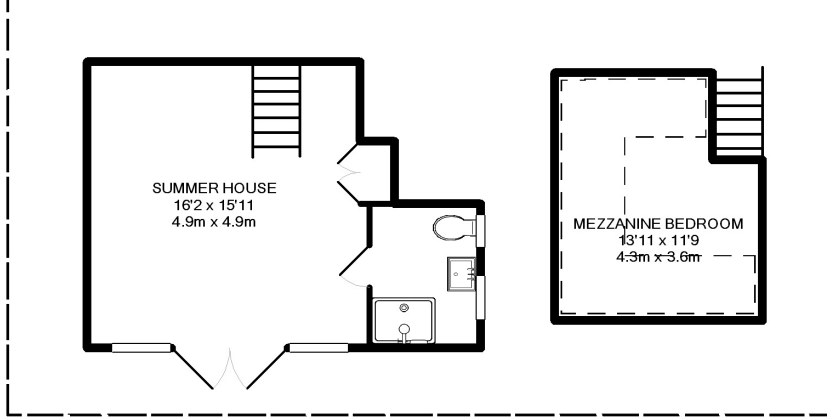
Filled with character, this attractive former lodge house is located between the sought after town of Cranbrook and the village Staplehurst.

Outside there is off road parking. A gate leads to the enclosed gardens to the rear. The delightful gardens incorporate a paved terrace, brick paths, well stocked flower and shrub beds, mature hedging and an area of lawn. Within the gardens there is a detached brick utility/boiler room, a studio/office, a variety of garden stores and a Summer House. The Summer House consists of a sitting room, a shower room and a mezzanine level ideal for guest accommodation.

- Attached Former Lodge House
- Sitting Room with Open Fireplace
- Bespoke Garden Room
- Kitchen/Dining Room
- Detached Utility/Boiler Room
- Master Bedroom with Ensuite
- Double Bedroom, Family Bathroom
- Attic Bedroom with Sitting Area
- Delightful Enclosed Garden
- Summer House and Outbuilding
- Off Road Parking
- Cranbrook School Catchment Area







TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (excluding Utility Room and Summer House) 1310SQ.FT. (121.7SQ.M)

(not to scale - for layout purposes only)
 (please note that the fixtures and fittings are not necessarily included in the sale)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Performance Certificate



Teapot Cottage
Camden Hill
Sissinghurst
CRANBROOK
TN17 2AS

Dwelling type: Semi-detached house
Date of assessment: 21 May 2008
Date of certificate: 22 May 2008
Reference number: 8806-4794-5720-8226-3583
Total floor area: 138 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F	37	46
(1 to 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F	34	41
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	374 kWh/m ² per year	315 kWh/m ² per year
Carbon dioxide emissions	10 tonnes per year	8.6 tonnes per year
Lighting	£133 per year	£66 per year
Heating	£1172 per year	£1020 per year
Hot water	£157 per year	£132 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome



SERVICES

Mains electricity and water. Oil fired central heating.

Tunbridge Wells Borough Council - Council Tax Band F

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

H&H
HARPERS AND HURLINGHAM

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