

RURAL STAPLEHURST

KENT



Five Oak Lane Staplehurst Kent TN12 0HT

This delightful, quirky detached property sits in the centre of its own grounds and enjoys the Sun from sunrise until dusk; occupying a rural position near the hamlet of Marden Thorn situated between the villages of Marden and Staplehurst.

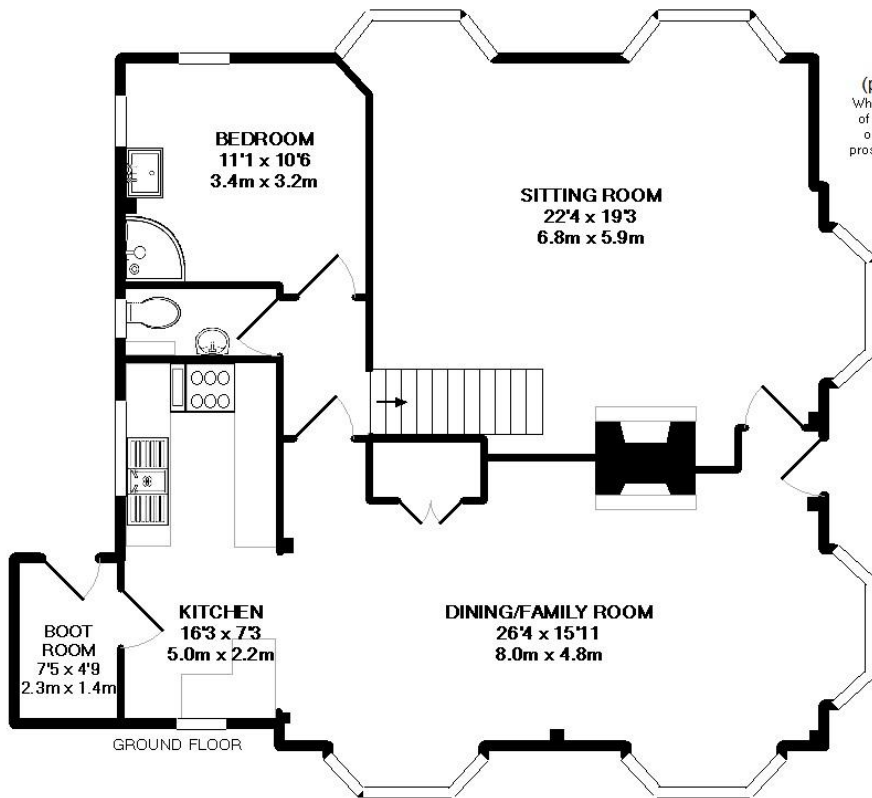
The gardens provide lawns, vegetable garden, a large decked terrace, bbq area and an above ground swimming pool (with electric and solar heating) and extra patio. Within the garden there is a self contained office/studio with its own power, telephone lines and kitchen. Through the gate is the double detached garage with eaves storage above and electric up and over door. There is also a substantial detached workshop with power, lighting and more eaves storage.

- Delightful, Quirky Family Home
- Double Aspect Sitting Room
- Dining/Family Room with Open Fire
- Fitted Kitchen
- Boot Room and Cloakroom
- Master Bedroom
- Three Further Bedrooms
- Wrap Around Gardens with Terrace
- Detached Studio and Garden Store
- Double Garage and Off Road Parking
- Cranbrook School Catchment Area

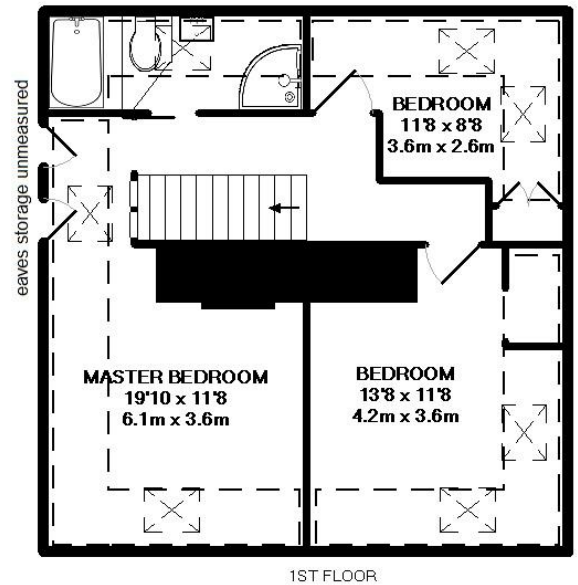








TOTAL APPROX. INTERNAL FLOOR AREA 1516.6SQ.FT. (140.9SQ.M)
(not to scale - for layout purposes only)
(please note that the fixtures and fittings are not necessarily included in the sale)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, 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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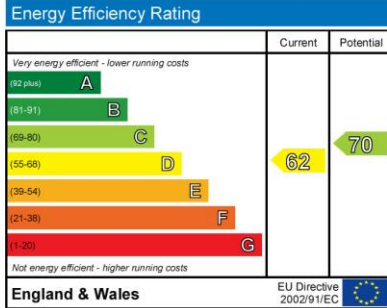
Energy Performance Certificate



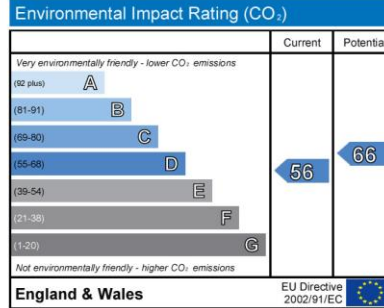
Caine Grove Five Oak Lane
Staplehurst
TONBRIDGE
Kent
TN12 0HT

Dwelling type: Detached bungalow
Date of assessment: 03 June 2009
Date of certificate: 03 June 2009
Reference number: 8002-0576-1220-7006-6613
Total floor area: 152 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.



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 are likely to be.



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	253 kWh/m ² per year	199 kWh/m ² per year
Carbon dioxide emissions	6.4 tonnes per year	5.1 tonnes per year
Lighting	£148 per year	£74 per year
Heating	£817 per year	£682 per year
Hot water	£135 per year	£118 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.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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. LPG for central heating. Private drainage.

Maidstone 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.



The Corner House, Stone Street
Cranbrook, Kent TN17 3HE

Tel: 01580 715400

Fax: 01580 715122

Email: enquiries@harpersandhurlingham.com

Web: www.harpersandhurlingham.com