

KILNDOWN

KENT



Church Road Kilndown Kent TN17 2SE

This detached family home is a gardeners delight, located within the sought after hamlet of Kilndown and enjoys delightful far reaching views as far as Bedgebury Forest.

The gardens to the front are enclosed with a mature hedge, laid predominantly to lawn bordered with well stocked flower beds. The garage adjoins the boot room and can be accessed from the gardens to the rear. Attached to the garage is an office/study with a shower room. A paved terrace is ideal for enjoying the views and adjoins the lawn which is enclosed with a mature hedge. The lawn is interspersed with well stocked flower and shrub beds. At the far end of the garden there is a garden store and a greenhouse.

- Detached Family Home
- Views As Far As Bedgebury Forest
- Double Aspect Drawing Room
- Dining Room with Bay Window
- Kitchen/Breakfast Room
- Master Bedroom Adjoining Bathroom
- Three Further Bedrooms
- Family Bathroom
- Delightful Gardens
- Home Office/Study with Shower Room
- Garage and Off Road Parking
- Cranbrook School Catchment Area





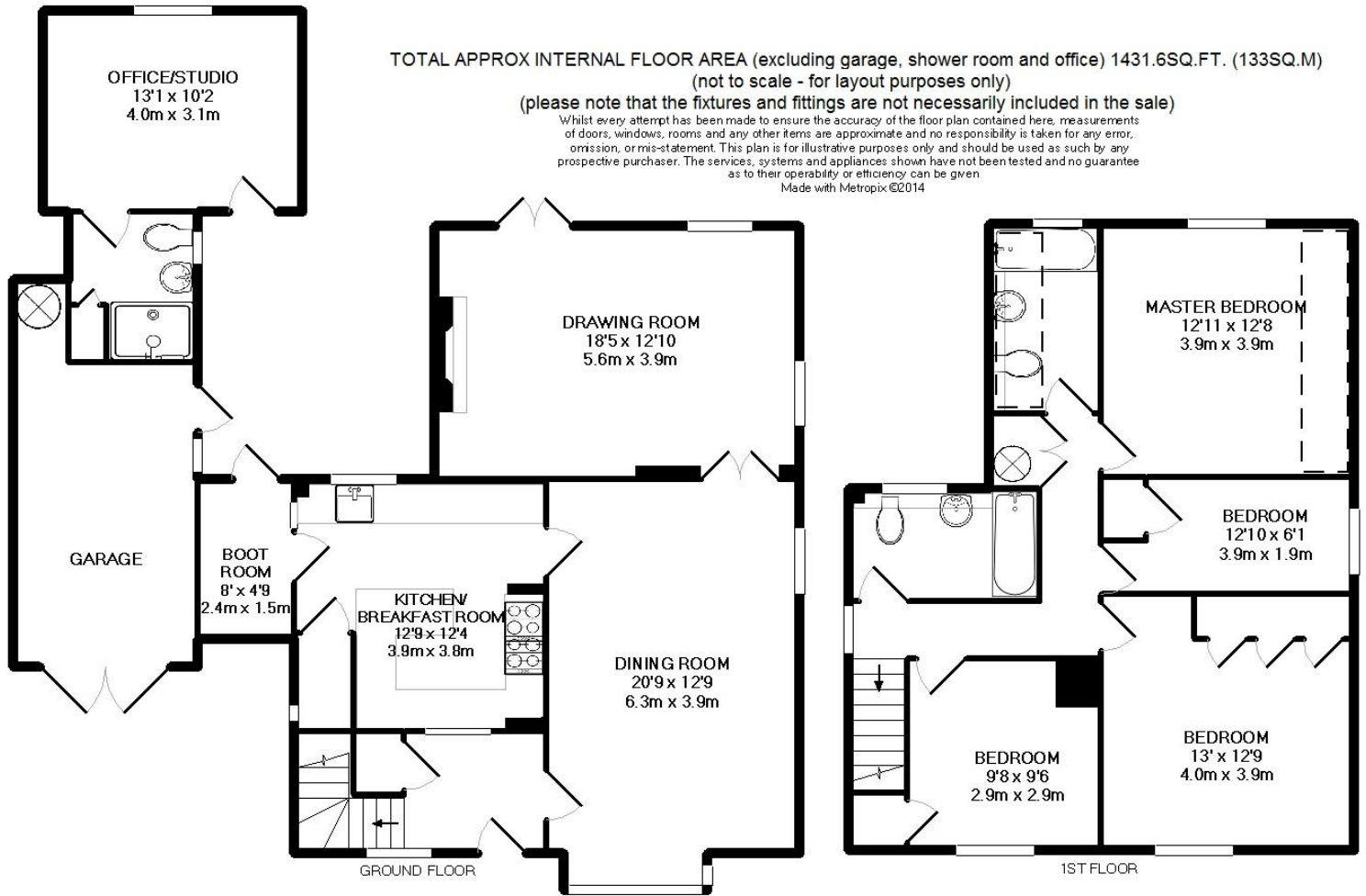


TOTAL APPROX INTERNAL FLOOR AREA (excluding garage, shower room and office) 1431.6SQ.FT. (133SQ.M)
(not to scale - for layout purposes only)

(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



Little Orchard, Church Road, Kilndown, CRANBROOK, TN17 2SE

Dwelling type: Detached house
 Date of assessment: 21 February 2013
 Date of certificate: 22 March 2013
 Reference number: 8417-7222-0500-7559-8926
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 203 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

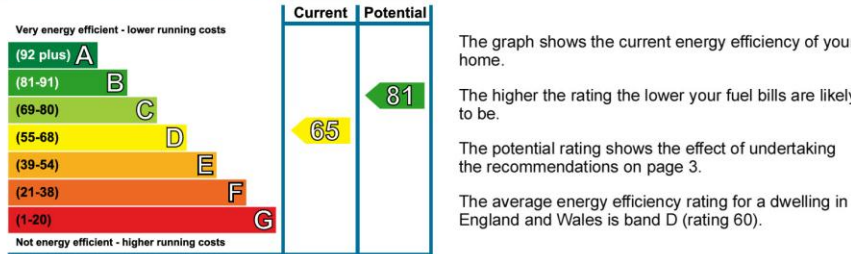
Estimated energy costs of dwelling for 3 years: £ 4,866

Over 3 years you could save: £ 1,284

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 528 over 3 years	£ 264 over 3 years	
Heating	£ 3,669 over 3 years	£ 2,958 over 3 years	
Hot Water	£ 669 over 3 years	£ 360 over 3 years	
Totals	£ 4,866	£ 3,582	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 179	✓
2 Floor insulation	£800 - £1,200	£ 394	✓
3 Low energy lighting for all fixed outlets	£60	£ 201	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



SERVICES

Mains electricity, water and drainage. LPG for cooking. Oil fired central heating.

Tunbridge Wells Borough Council - Council Tax Band G

NB: the vendors have asked us to point out that on Google Earth the village hall is shown opposite the property is the old one which has been replaced.

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



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