

# SMARDEN

KENT



This exceptional family home which offers excellent accommodation is located on the outskirts of Smarden in a rural but not isolated position surrounded by farmland.

Presented in good order throughout, the accommodation consists of a double aspect drawing room with fireplace and doors to the garden, a study, family room/games room, TV room, kitchen/breakfast room, utility room and cloakroom on the ground floor. On the first floor there is a master bedroom with ensuite bath and shower room, four further bedrooms (one of which is currently used as a dressing room) and family bathroom with shower.

The indoor swimming pool is accessed from the sitting room and has shower room within the complex. There is access from the pool out to the garden.

Outside the property is approached onto a drive which leads to the triple garage. Lawn adjoins the driveway and wraps around the house. A paved terrace enjoys views over the garden with pond and paddocks of approx 3.5 acres with stabling. There is also a timber outbuilding.

- Exceptional Family Home in Rural Location
- Double Aspect Drawing Room with Fireplace
- Study and TV Room
- Family Room/Games Room
- Kitchen/Breakfast Room
- Utility Room and Cloakroom
- Master Bedroom with Ensuite Bath and Shower Room
- Four Further Bedrooms
- Family Bath and Shower Room
- Indoor Swimming Pool with Shower Room
- Garden and Paddocks Approx. 3.5 Acres
- Triple Garage, Stabling and Additional Timber Outbuilding











## Energy Performance Certificate



Ashdown Court, Bethersden Road, Smarden, ASHFORD, TN27 8QF

Dwelling type: Detached house  
 Date of assessment: 02 July 2014  
 Date of certificate: 02 July 2014  
 Reference number: 0143-2862-6338-9204-9235  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 265 m<sup>2</sup>

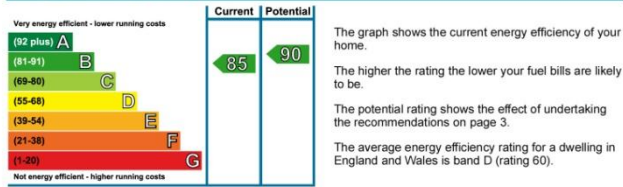
### Use this document to:

- 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:	£ 4,404		
Over 3 years you could save	£ 669		
<b>Estimated energy costs of this home</b>			
	Current costs	Potential costs	Potential future savings
Lighting	£ 492 over 3 years	£ 327 over 3 years	
Heating	£ 3,513 over 3 years	£ 3,009 over 3 years	
Hot Water	£ 399 over 3 years	£ 399 over 3 years	
<b>Totals</b>	<b>£ 4,404</b>	<b>£ 3,735</b>	<b>You could save £ 669 over 3 years</b>

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

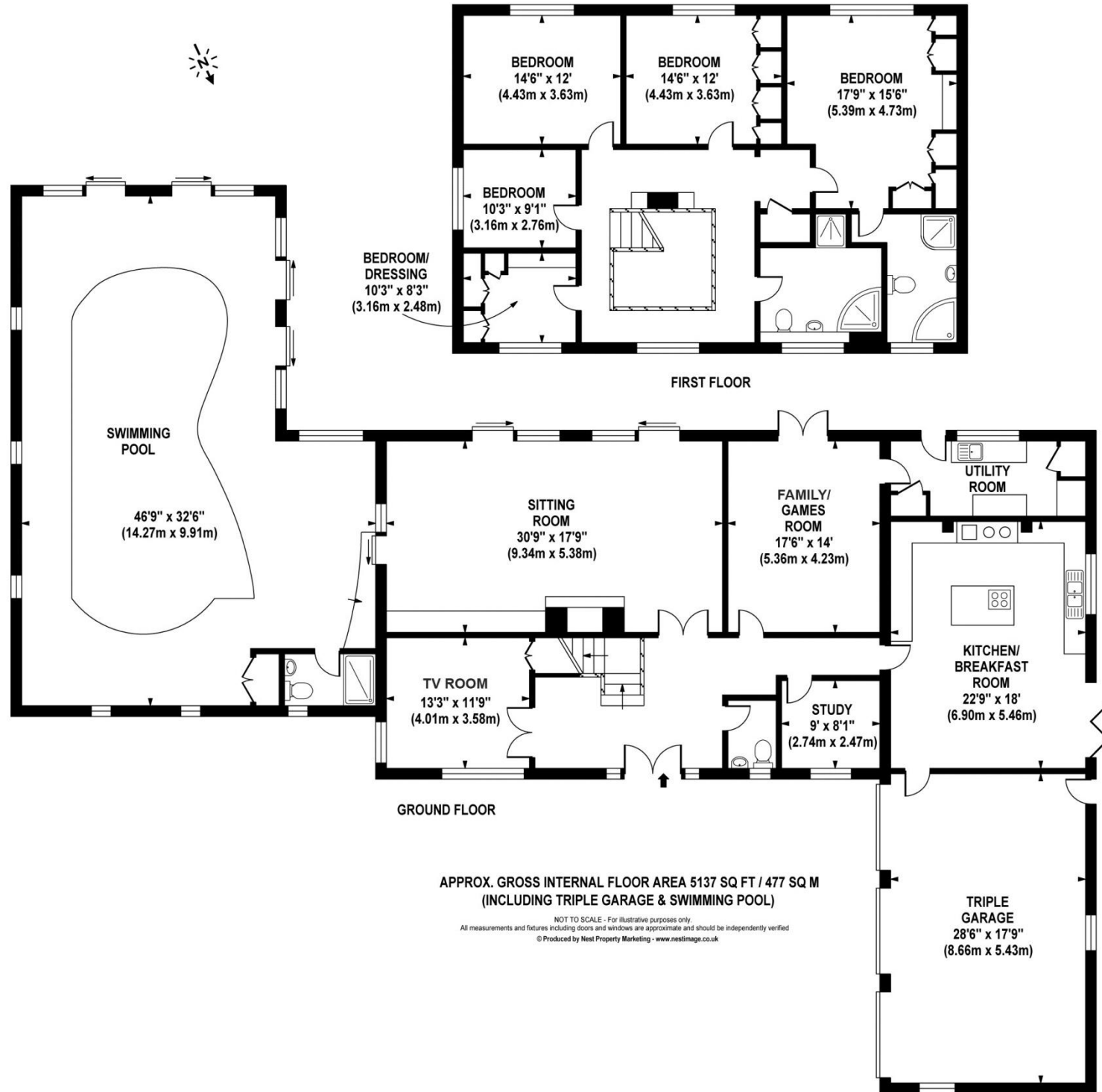


### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 361	✓
2 Low energy lighting for all fixed outlets	£100	£ 138	✓
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 169	✓

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](http://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.





Bethersden Road  
Smarden  
Kent  
TN27 8QF

#### SERVICES

Main water, gas, electricity and drainage.

Ashford Borough Council - Council Tax Band H

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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