

GOUDHURST

KENT



Ballards Hill Goudhurst Kent TN17 1JS

This delightful attached period cottage is located in a rural location, with stunning views, between the villages of Goudhurst and Horsmonden.

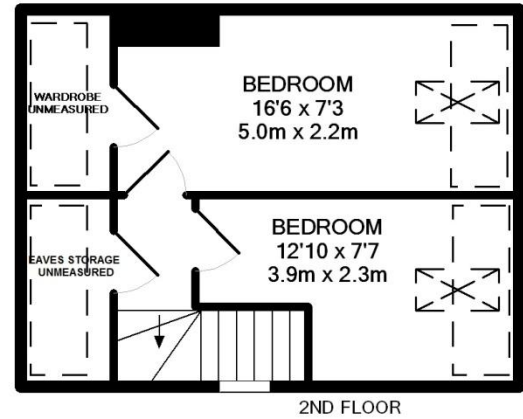
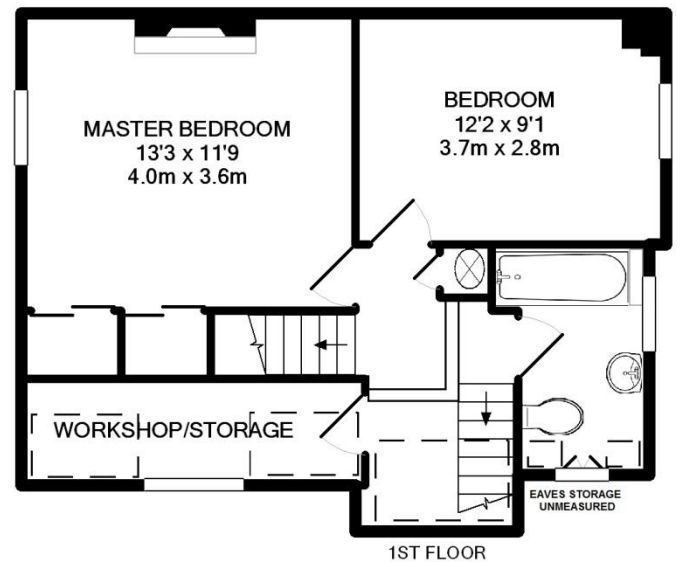
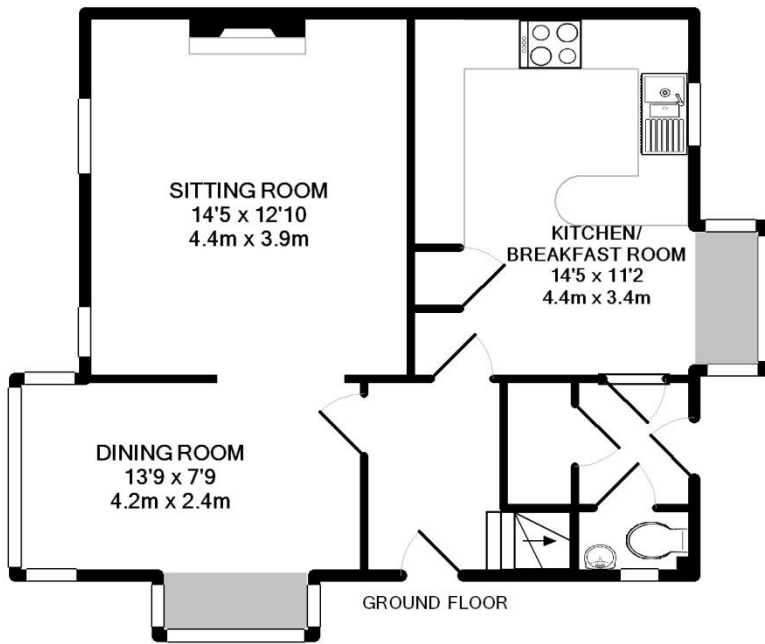
Approached via a private driveway, leading to ample off road parking, the cottage sits in grounds of approximately one acre, the gardens are laid to lawn interspersed with a variety of mature trees and shrubs. An elevated terrace is ideal for entertaining and enjoys stunning views over the adjoining countryside. Within the garden there is a green house, a garden store and a Summer house which backs onto a pretty area of bluebell woods.

- Delightful Attached Period Cottage
- Stunning Far Reaching Views
- Sitting Room with Fireplace
- Double Aspect Dining Room
- Kitchen/Breakfast Room
- Master Bedroom
- Three Further Bedrooms
- Family Bathroom and Cloakroom
- Workshop/Storage Room
- Manicured Gardens and Woodland
- Summer House and Garden Store
- Cranbrook School Catchment Area









TOTAL INTERNAL FLOOR AREA 1156.0SQ.FT. (107.4SQ.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



Ballards Cottage, Ballards Hill, Goudhurst, CRANBROOK, TN17 1JS

Dwelling type: Semi-detached house **Reference number:** 0925-2859-7239-9004-1525
Date of assessment: 01 July 2014 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 01 July 2014 **Total floor area:** 130 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

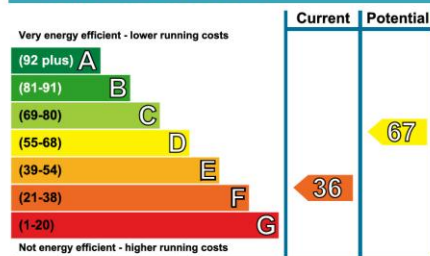
Estimated energy costs of dwelling for 3 years:	£ 6,915
Over 3 years you could save	£ 2,397

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 354 over 3 years	£ 204 over 3 years	
Heating	£ 5,817 over 3 years	£ 3,936 over 3 years	
Hot Water	£ 744 over 3 years	£ 378 over 3 years	
Totals	£ 6,915	£ 4,518	

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



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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 Cavity wall insulation	£500 - £1,500	£ 357	✓
2 Floor insulation	£800 - £1,200	£ 234	✓
3 Draught proofing	£80 - £120	£ 189	✓

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 and water.

Tunbridge Wells Borough Council - Council Tax Band E

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