

HORSMONDEN

KENT



Grovehurst Lane Horsmonden Kent TN12 8BG

This delightful detached, unlisted, square kiln oast occupies a country lane position on the outskirts of the village of Horsmonden.

A drive leads to the detached garage and there is off road parking. Sitting in approximately 0.5 acres, the back of the property has a raised decked area which provides an outside eating space and a hot tub. Steps lead down to a stone terrace which gives access to the delightful gardens which are laid predominantly to lawn interspersed with numerous shrubs and trees which leads down to a natural pond. Within the garden there is a Summerhouse which benefits from light and power.

- Delightful Detached Square Kiln Oast
- Sitting Room
- Garden Room with Spiral Wine Cellar
- Dining Room with Vaulted Ceiling
- Fitted Kitchen
- Master Bedroom with Ensuite
- Two Further Bedrooms
- Family Bathroom
- Stunning Gardens of Approx 0.5 Acres
- Summerhouse
- Detached Garage and Parking
- Cranbrook School Catchment Area









This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Approximate Gross Internal Area = 178 sq m / 1916 sq ft

Outbuildings = 34 sq m / 366 sq ft

Total = 212 sq m / 2282 sq ft



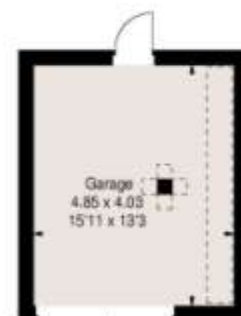
Ground Floor



First Floor



Second Floor



Outbuildings

(Not Shown In Actual Location / Orientation)



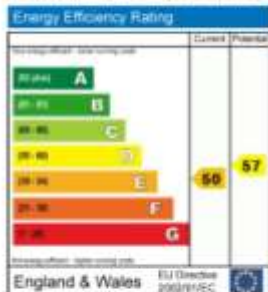
Energy Performance Certificate



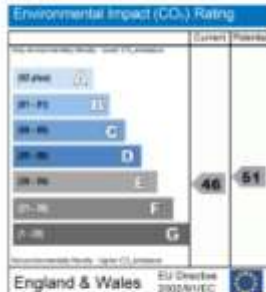
Crackhill Court
Grovehurst Lane
Hornenden
TUNBRIDGE
TN10 8BG

Dwelling type: Detached house
Date of assessment: 14 January 2010
Date of certificate: 14 Jan 2010
Reference number: 9148 0235-6238-7210-4940
Type of assessment: RdSAP, existing dwelling
Total floor area: 143 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	289 kWh/m ² per year	233 kWh/m ² per year
Carbon dioxide emissions	7.8 tonnes per year	6.3 tonnes per year
Lighting	£103 per year	£82 per year
Heating	£7054 per year	£590 per year
Hot water	£181 per year	£185 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change 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.

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

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SERVICES

Mains electricity, water and drainage. 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
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