

GOUDHURST

KENT



Bedgebury Road Goudhurst, Kent TN17 2RA

This delightful cottage forms part of the Bedgebury Estate and is situated on the outskirts of the village of Goudhurst.

The cottage consists of a sitting/dining room with central fireplace, a kitchen/breakfast room, a conservatory, a utility/boiler room and a cloakroom on the ground floor.

On the first floor there is a master bedroom with built in wardrobes and an ensuite shower room, a double guest bedroom and a family bathroom.

Outside a gated driveway leads to the cottage with the gardens and pond to the right and the paddocks on the left. The paved terrace is ideal for enjoying the stunning views and for outside entertaining. There is an area of off road parking leading to a double garage. Within the paddocks there are a stable and a field shelter.

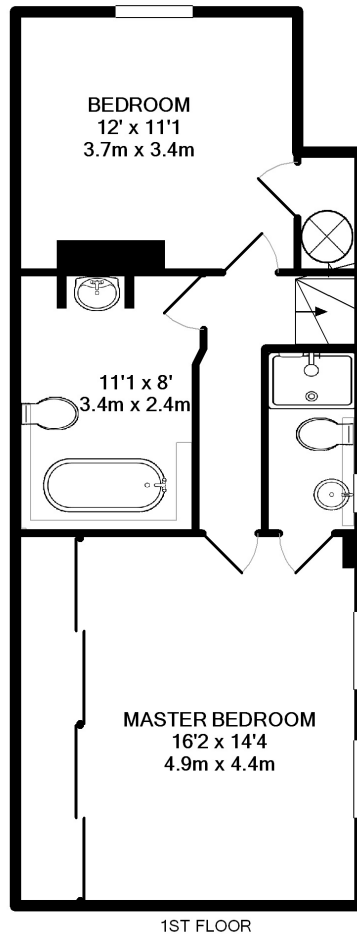
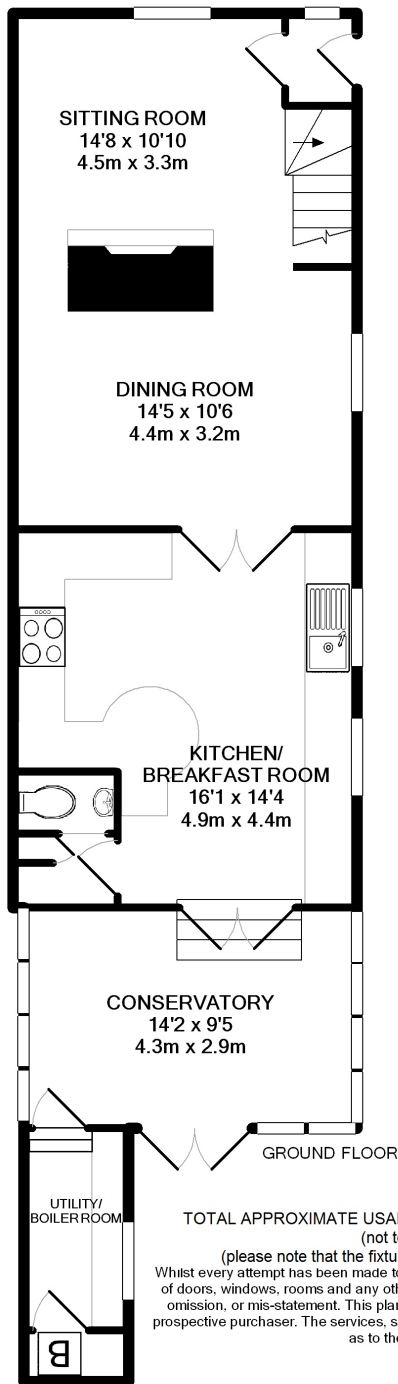
- Delightful Cottage on Bedgebury Estate
- Stunning Far Reaching Views
- Sitting/Dining Room with Central Fire
- Kitchen/Breakfast Room
- Conservatory and Utility Room
- Master Bedroom with Ensuite
- Guest Bedroom with Family Bathroom
- Garage, Stable and Field Shelter
- Garden and Grounds Approx. 3 Acres
- Cranbrook School Catchment Area











TOTAL APPROXIMATE USABLE INTERNAL FLOOR AREA 1234.6SQ.FT. (114.7SQ.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		SAP	
1 Three Chimneys Farm Cottages, Betsbury Road, Goudhurst, CRANBROOK, TN17 2RA			
Dwelling type:	Self-occupied house	Reference number:	0947 2052 7955 8006 0521
Date of assessment:	02 June 2016	Type of assessment:	100% rated existing dwelling
Date of certification:	02 June 2016	Total floor area:	102 m ²
Use this document for:			
<ul style="list-style-type: none"> Compare current ratings of properties to see which properties are more energy efficient Find out how you can save energy and money by making improvement measures 			
Estimated energy costs of dwelling for 3 years:			£ 3,645
Over 3 years you could save:			£ 1,356
Estimated energy costs of this house			
Current costs	Potential costs	Potential future savings	
Lighting	£ 423 over 3 years	£ 210 over 3 years	You could save £ 255 over 3 years
Heating	£ 2,244 over 3 years	£ 1,786 over 3 years	
Hot Water	£ 678 over 3 years	£ 384 over 3 years	
Totals	£ 3,345	£ 2,380	
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 micro-generation.			
Energy Efficiency Rating			
The graph shows the current energy efficiency of your home.		The graph shows the lower your fuel bills are likely to be.	
The potential rating shows the effect of undertaking the recommendations on page 5.		The average energy efficiency rating for a dwelling in England and Wales is based on rating G.	
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Top actions you can take to save money and make your household more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Features with Green Deal
1. Heating or central air-conditioning	£4,000 - £14,000	£ 210	
2. Floor insulation (suspended floor)	£300 - £1,200	£ 108	
3. Floor insulation (solid floor)	£4,000 - £6,000	£ 78	
See page 5 for a full list of recommendations for this property.			
SAP and EPC are based on the information provided and other factors you could take into account to save money, such as installing gas double-glazing or solar panels. SAP and EPC are based on national data. The Green Deal may also give you a free home energy audit and advice to help you save more.			

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SERVICES

Mains electricity and water. Oil fired central heating. Shared private drainage.

Tunbridge Wells Borough Council - Council Tax Band D

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

HH
HARPERS AND HURLINGHAM

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