

IDEN GREEN KENT



MILL STREET, IDEN GREEN, KENT TN17 4HH

Well Proportioned Contemporary Family Home

Sitting Room * Family Room * Study * Kitchen/Dining Room * Utility Room * Cloakroom

Master Bedroom with Ensuite * Four Double Bedrooms, Two Ensuite * Family Bathroom

Enclosed Gardens with Elevated Terrace * Integral Garage * Off Road Parking

Cranbrook School Catchment Area

Completed in 2008, this modern, contemporary family home is located in the popular, rural hamlet of Iden Green.

The light and spacious accommodation consists of a sitting room with fireplace and doors to the terrace, a family room with fireplace, a study, stunning kitchen/dining room with doors to the garden, a utility room leading to the integral garage and a cloakroom on the ground floor.

On the first floor there is a master bedroom with ensuite shower room and dressing area, a double guest bedroom with ensuite bathroom, three further double bedrooms, one with ensuite shower room and a family bathroom.

Outside a brick drive leads to the integral garage and provides ample off road parking. The gardens to the rear are laid predominantly to lawn bordered with well stocked shrub beds and hedging and are interspersed with mature trees. An elevated terrace adjoining the house is ideal for outside entertaining.

This must see property benefits from being located within the much sought after Cranbrook School Catchment Area.

Harpers and Hurlingham

The Corner House

Stone Street

Cranbrook

Kent

TN17 3HE

Tel: 01580 715400

enquiries@harpersandhurlingham.com

www.harpersandhurlingham.com

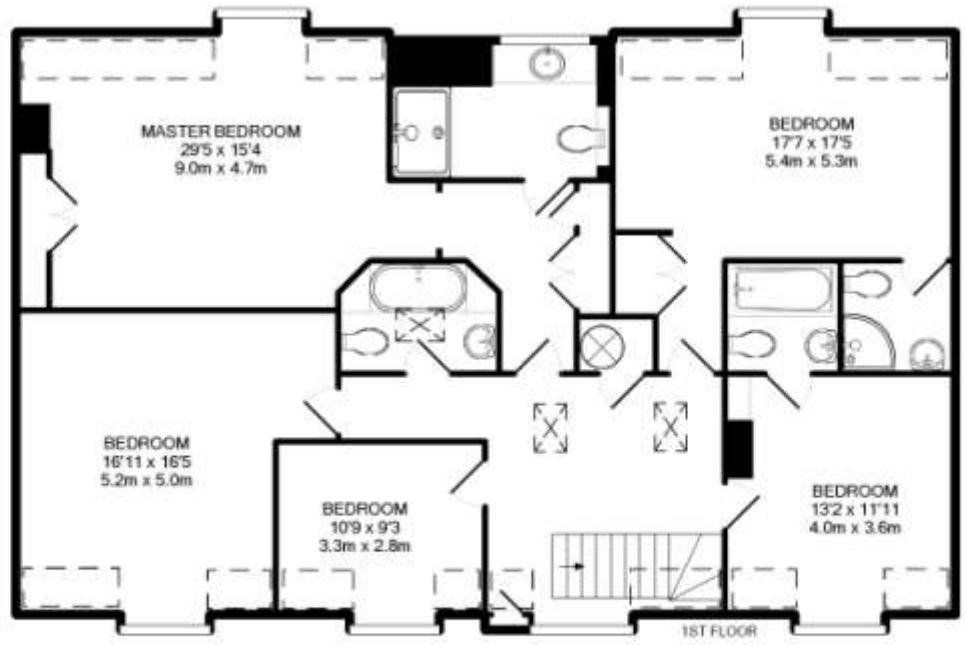
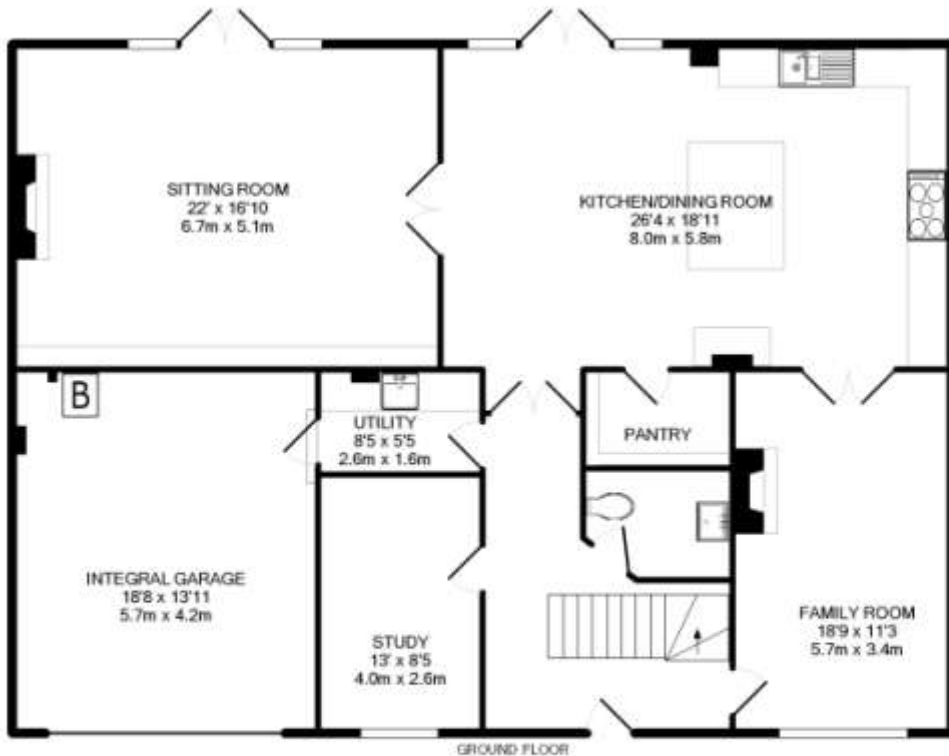




Situated in the idyllic hamlet of Iden Green, this delightful property also has easy access to the Village of Benenden with two pubs (one with awards), a large general store and post office, a hairdresser and a good butchers. More comprehensive shopping is available in nearby Tenterden and Cranbrook.

In addition to Cranbrook School, there are other excellent public and state schools for children of all ages, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School in the area.

Mainline Rail Services available from Headcorn and Staplehurst. Nearby M20 (junctions 8 or 9) and the A21 just outside Hawkhurst gives access to the Motorways.



TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 3007.4SQ.FT. (279.4SQ.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.
 Made with Metropic 62216

Energy Performance Certificate

Worrey House
 161 Saxon
 New Dean
 CHANDROCK
 WOT7 8P1

Dwelling type: Detached bungalow
 Date of assessment: 14 March 2011
 Date of certificate: 14 March 2011
 Reference number: 8629-012-4890-04-0000
 Type of assessment: Full-on, existing dwelling
 Total floor area: 285 m²

The 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
D	B	D	B

England & Wales EPC (Domestic) 2008/10/16
 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.

England & Wales EPC (Domestic) 2008/10/16
 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 (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	117 kWh/m ² per year	113 kWh/m ² per year
Carbon dioxide emissions	9.8 tonnes per year	9.8 tonnes per year
Lighting	£200 per year	£194 per year
Heating	£775 per year	£791 per year
Hot water	£284 per year	£258 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 temperatures, 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 heating appliances, such as TVs, fridges etc., nor do they reflect the costs associated with service, maintenance or safety issues. 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 recommendations tag when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market. The EPC and recommendations were made in line with the Energy Saving Trust in order to help you.

Mains electricity, water and drainage. Oil fired central heating.

Tunbridge Wells Borough Council - Council Tax Band G

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



