

# GOUDHURST

KENT



## North Road, Goudhurst Kent TN17 1JJ

This charming cottage is believed to date from the 1760s and benefits from delightful gardens with a rural outlook. Exhibiting many period features, the cottage is situated on the outskirts of the much sought village of Goudhurst.

The accommodation consists of an 'L' shaped sitting room with log burning stove, a study, dining room, kitchen and shower room on the ground floor.

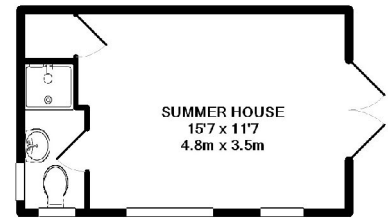
On the first floor there is a master bedroom with ensuite w.c. and dressing room/nursery and a further double bedroom.

Within the stunning well stocked gardens there is a Summer House with shower room. There is a garage and ample off road parking.

- Charming Period Cottage
- Sitting Room with Log Burning Stove
- Dining Room and Study
- Fitted Kitchen
- Master Bedroom with Ensuite W.C.
- A Further Bedroom
- Family Shower Room
- Summer House with Shower Room
- Stunning Enclosed Gardens
- Garage and Off Road Parking
- Cranbrook School Catchment Area







TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1003.2SQ.FT. (93.2SQ.M)

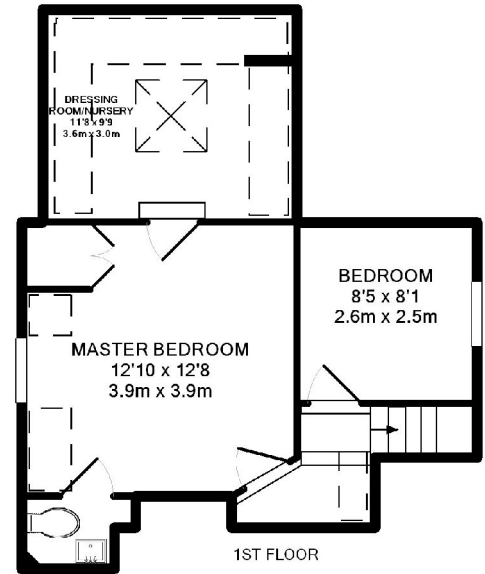
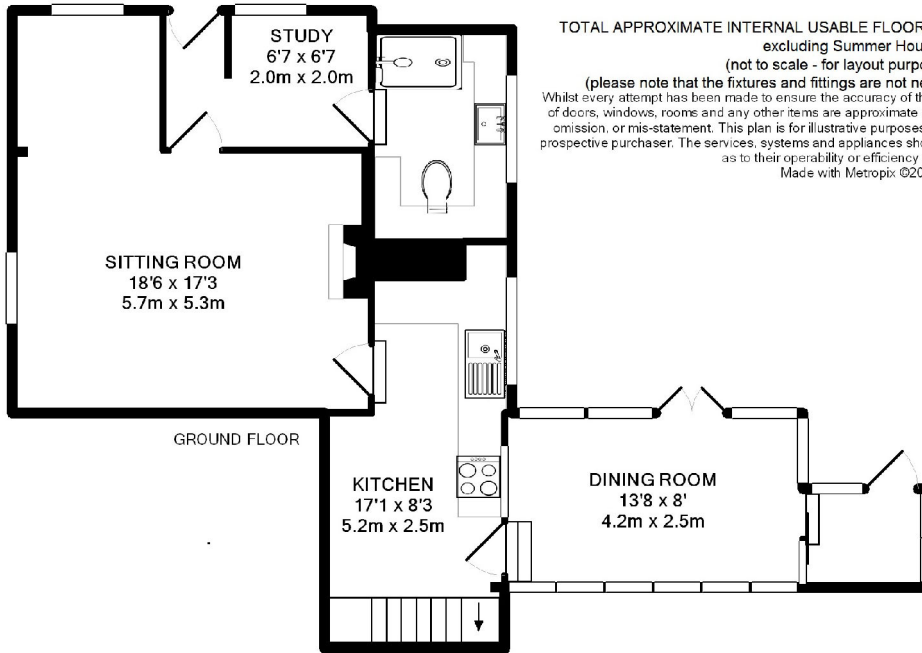
excluding Summer House

(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



1 Brandford Cottages, North Road, Goudhurst, CRANBROOK, TN17 1JJ

Dwelling type: Semi-detached bungalow  
 Date of assessment: 26 April 2017  
 Date of certificate: 26 April 2017  
 Reference number: 8413-7424-3070-8026-6926  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 94 m<sup>2</sup>

### Use this document to:

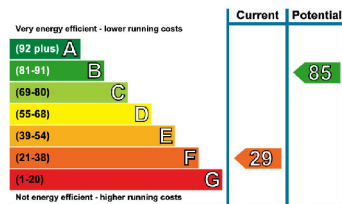
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,743
Over 3 years you could save	£ 1,830

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 321 over 3 years	£ 201 over 3 years	
Heating	£ 3,897 over 3 years	£ 2,373 over 3 years	
Hot Water	£ 525 over 3 years	£ 339 over 3 years	
<b>Totals</b>	<b>£ 4,743</b>	<b>£ 2,913</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### 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 Room-in-roof insulation	£1,500 - £2,700	£ 1,275	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 267	✓
3 Low energy lighting for all fixed outlets	£35	£ 96	

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.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



### SERVICES

Mains electricity and water. LPG for heating.

The cottage does have a flying freehold.

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.



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