

HAWKHURST

KENT



Moor Hill, Hawkhurst Kent TN18 4PF

This unique, four storey, detached family home is full of character from a central fireplace to exposed beams and is conveniently located within walking distance of the centre of the village of Hawkhurst.

Presented in immaculate order, the accommodation consists on the ground floor of an entrance hall, a triple aspect sitting/ family room with central fireplace and log burning stove and stairs leading to a mid floor bathroom.

On the lower ground floor there is a double aspect fitted kitchen leading to a dining room with doors to the garden and a cloakroom with utility area.

On the first floor there is a double aspect master bedroom with built-in storage and a further bedroom.

On the second floor there are two further bedrooms and a shower room.

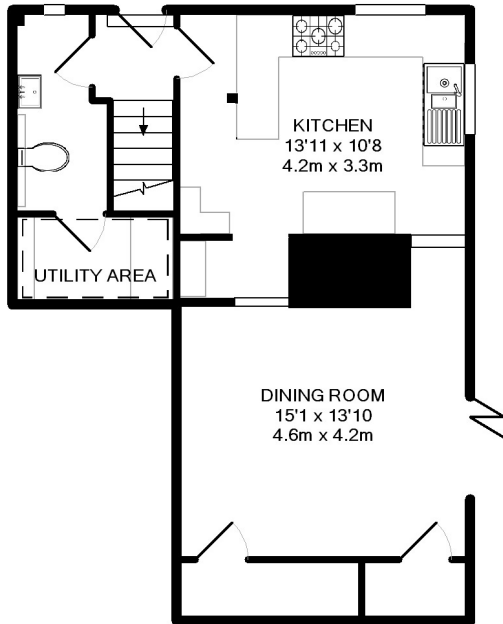
Outside the garden is laid to lawn bordered with an area of terrace and steps leading to an enclosed elevated terrace.

- Unique Edge of Village Family Home
- Sitting/Family Room with Fireplace
- Dining Room leading to Kitchen
- Double Aspect Master Bedroom
- Three Further Bedrooms
- Enclosed Garden with Terrace
- Off Road Parking
- Cranbrook School Catchment Area

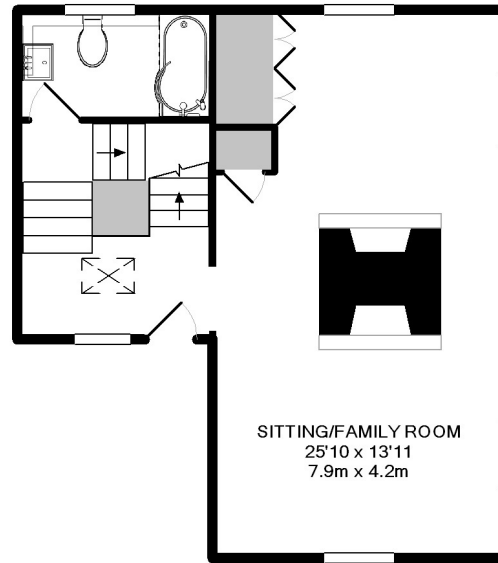




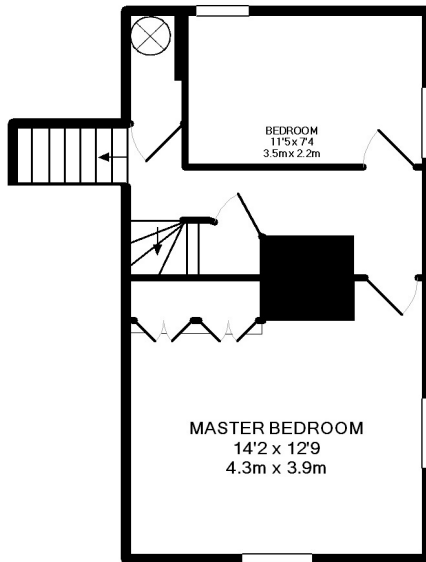




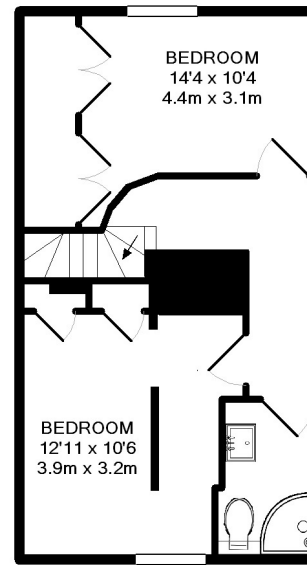
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



2ND FLOOR

(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



The Spinners, Moor Hill, Hawkhurst, CRANBROOK, TN18 4PF

Dwelling type: Detached house
Date of assessment: 10 May 2017
Date of certificate: 18 May 2017
Reference number: 8483-7725-5090-1150-3992
Type of assessment: RdSAP, existing dwelling
Total floor area: 165 m²

Use this document to:

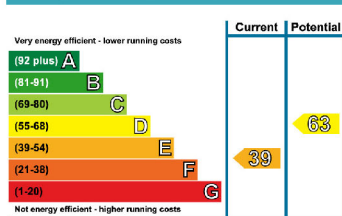
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 7,350
Over 3 years you could save	£ 2,322

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 489 over 3 years	£ 255 over 3 years	
Heating	£ 6,207 over 3 years	£ 4,536 over 3 years	
Hot Water	£ 654 over 3 years	£ 237 over 3 years	
Totals	£ 7,350	£ 5,028	

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 Internal or external wall insulation	£4,000 - £14,000	£ 285	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 135	✓
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 69	✓

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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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SERVICES

Mains electricity, gas, water and drainage. Under floor heating in the Kitchen.

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

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