

BRENCHLEY

KENT



Pearsons Green Road Brenchley, Kent TN12 7DB

Occupying a rural yet convenient location on a country lane on the outskirts of Brenchley, this quintessential country cottage enjoys far reaching countryside views.

Presented in immaculate order throughout, the accommodation consists of a double aspect sitting room with log burning stove, a dining room with log burning stove, kitchen/breakfast room, cloakroom and boiler room on the ground floor.

On the first floor there is a master bedroom with built in wardrobe, three further bedrooms and a family bath and shower room.

Outside the drive leads to the detached garage which benefits from power and water. The garden is laid predominantly to lawn with mature planting and a paved terrace.

- Quintessential Country Cottage
- Sitting Room with Log Burning Stove
- Dining Room with Log Burning Stove
- Kitchen/Breakfast Room
- Master Bedroom
- Three Further Bedrooms
- Family Bath and Shower Room
- Charming Wrap a Round Gardens
- Detached Garage and Off Road Parking
- Rural Location



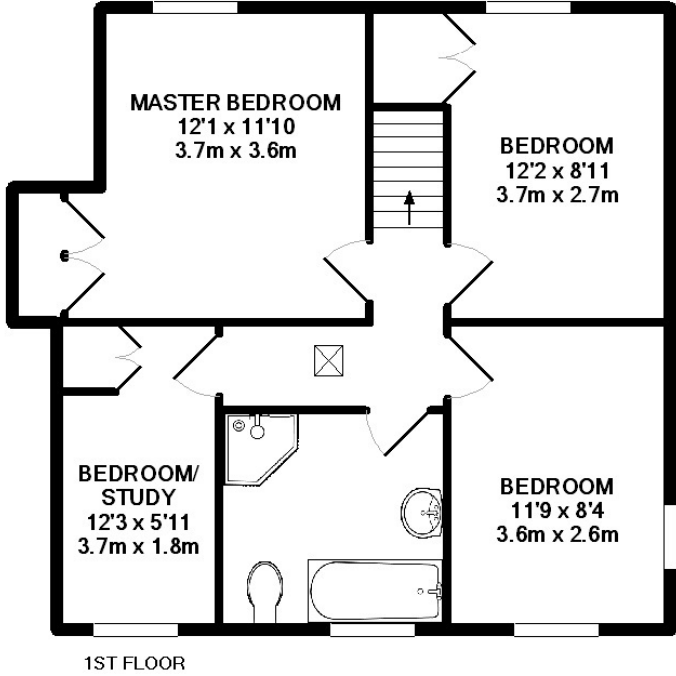
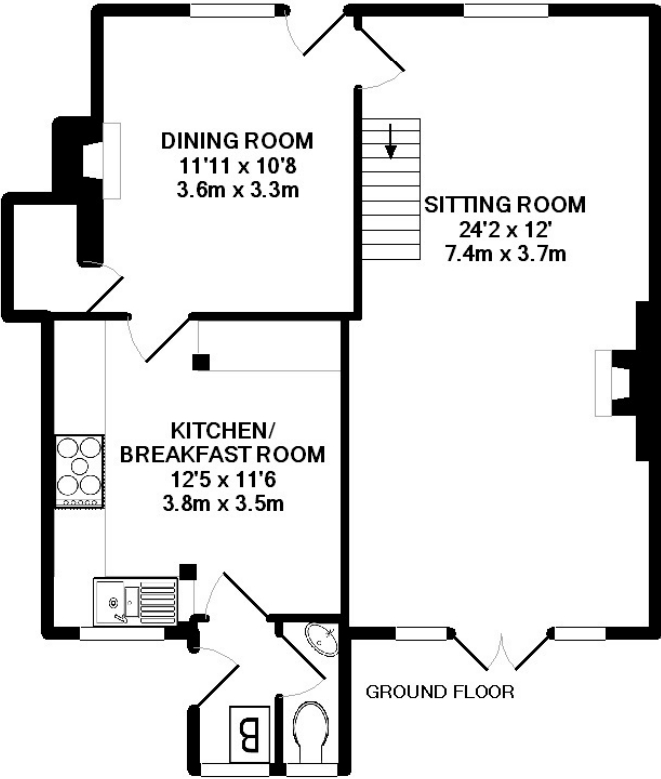
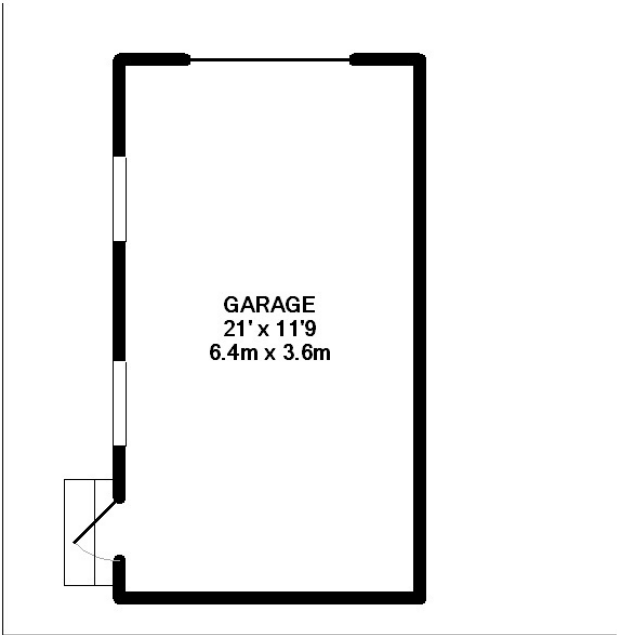






TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (excluding Garage) 1123.8SQ.FT. (104.4SQ.M)
(not to scale - for layout purposes only)
(please note that the fixtures and fittings are not necessarily included in the sale)

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
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Energy Performance Certificate



1 Castlewood Cottages, Pearsons Green Road, Brenchley, TONBRIDGE, TN12 7DB

Dwelling type: Semi-detached house
 Date of assessment: 16 June 2016
 Date of certificate: 16 June 2016
 Reference number: 9868-1033-7226-4356-4924
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 124 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

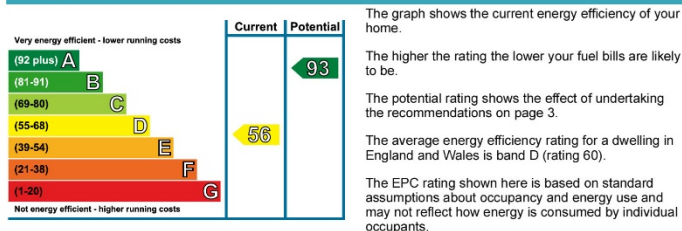
Estimated energy costs of dwelling for 3 years:	£ 3,504
Over 3 years you could save	£ 996

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 468 over 3 years	£ 240 over 3 years	
Heating	£ 2,421 over 3 years	£ 1,992 over 3 years	
Hot Water	£ 615 over 3 years	£ 276 over 3 years	
Totals	£ 3,504	£ 2,508	

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



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	£ 240	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 180	✓
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 42	✓

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 and water. Oil fired central heating. Private drainage.

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.



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