

IDEN GREEN, KENT



BENENDEN VIEW, STANDEN STREET, IDEN GREEN
KENT TN17 4HP

Detached Family Home with Stunning Views

Entrance Hall * Sitting Room * Conservatory * Study * Kitchen/Breakfast Room
Utility Room * Cloakroom

Master Bedroom with Ensuite * Two Double Bedrooms * A Further Bedroom
Family Bathroom

Enclosed Garden * Elevated Terrace * Integral Double Garage * Off Road Parking

This delightful family home enjoys stunning views over the adjoining countryside. Presented in immaculate order throughout, the property is located on a country lane in the sought after hamlet of Iden Green.

The well-proportioned accommodation consists of an entrance hall, sitting room with log burning stove and doors leading to the conservatory with far reaching views, study, kitchen/breakfast room, utility room, cloakroom and access to the integral garage on the ground floor.

On the first floor there is a double aspect master bedroom with ensuite shower room and walk-in wardrobe, two further double bedrooms, an additional bedroom and a family bathroom.

A brick driveway leads to the garage and provides off road parking. The enclosed garden to the rear is laid predominantly to lawn with mature flower and shrub beds and an elevated terrace from which to enjoy the stunning views. The property benefits from being located within the much sought after Cranbrook School Catchment Area.

Harpers and Hurlingham

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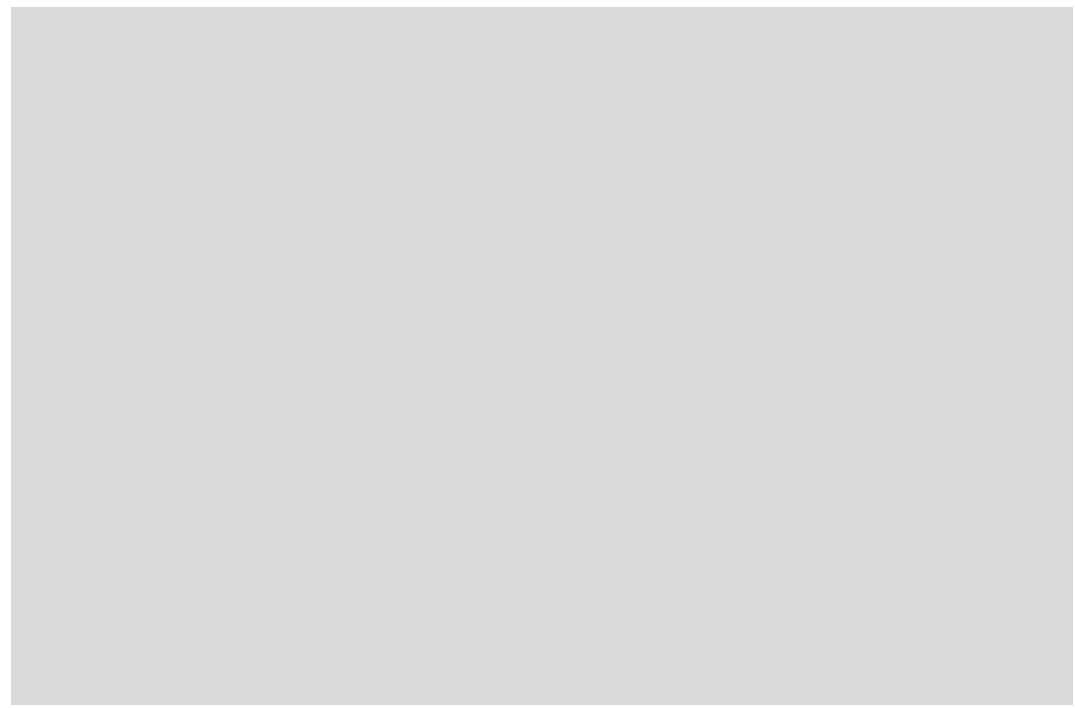




Situated in the idyllic hamlet of Iden Green, this charming property also has easy access to the Village of Benenden with two pubs (one with awards), a large general store and post office, a hairdresser and a good butchers. More comprehensive shopping is available in nearby Tenterden and Cranbrook.

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.

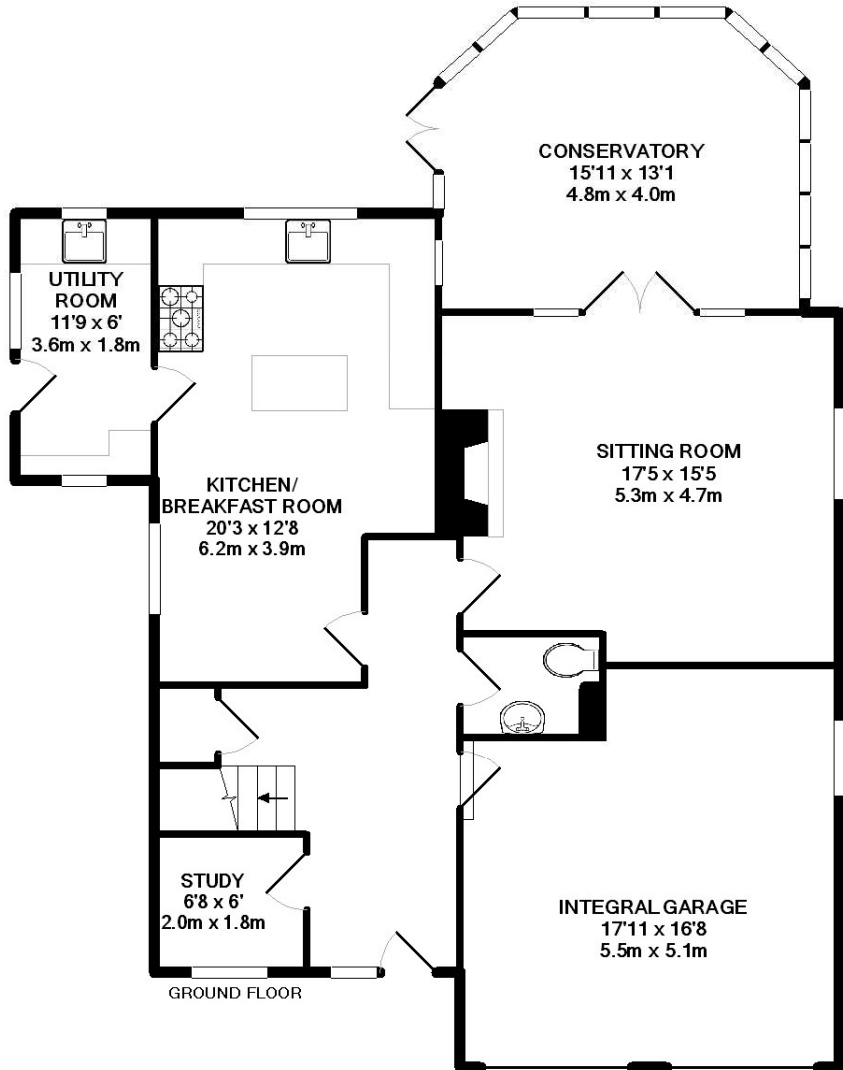


SERVICES

Mains electricity, water and drainage. Oil fired central heating. LPG for cooking.

Tunbridge Wells Borough Council - Council Tax Band G

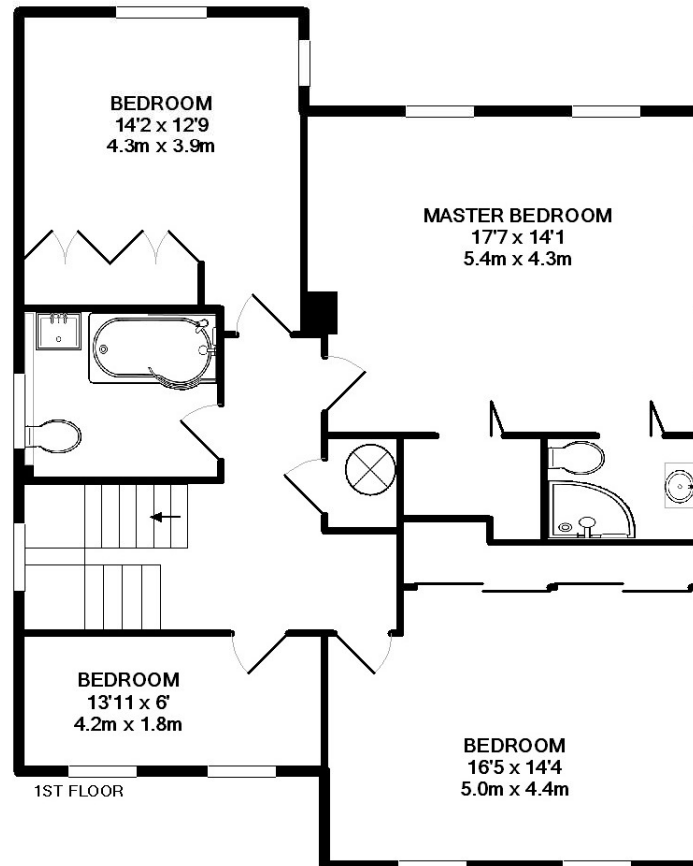
Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (including Garage) 2138.8SQ.FT. (198.7SQ.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

2 Borden View,
Standen Street,
Isen Green,
CRANBROOK,
TN17 4JP

Dwelling type: Detached house
Date of assessment: 24 May 2010
Date of certificate: 24 May 2010
Reference number: 0572-2854-0254-0820-0511
Type of assessment: RDSAP - existing dwelling
Total floor area: 195 m²

This 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
A	B	D	B
B	C	E	C
C	D	F	D
D	E	G	E
E	F		F
F	G		G

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	209 kWh/m ² per year	169 kWh/m ² per year
Carbon dioxide emissions	7.2 tonnes per year	6.7 tonnes per year
Lighting	£184 per year	£51 per year
Heating	£812 per year	£792 per year
Hot water	£214 per year	£201 per year

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.

The environmental impact rating is a measure of the environmental impact of this home in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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 TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate data 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 recommended logo 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 report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

