

BENENDEN

KENT



The Green, Benenden Kent TN17 4DN

Full of character, this delightful unlisted period cottage occupies a tucked away location just off the green in the sought after village of Benenden.

The accommodation consists of a triple aspect sitting room with fireplace leading to a dining room, kitchen, utility room and cloakroom on the ground floor.

On the first floor there is a master bedroom, a further double bedroom and a family bath and shower room.

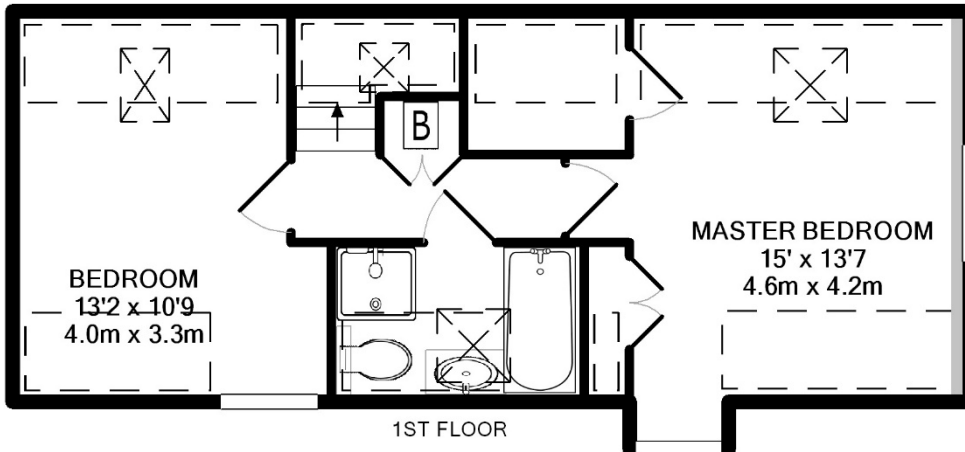
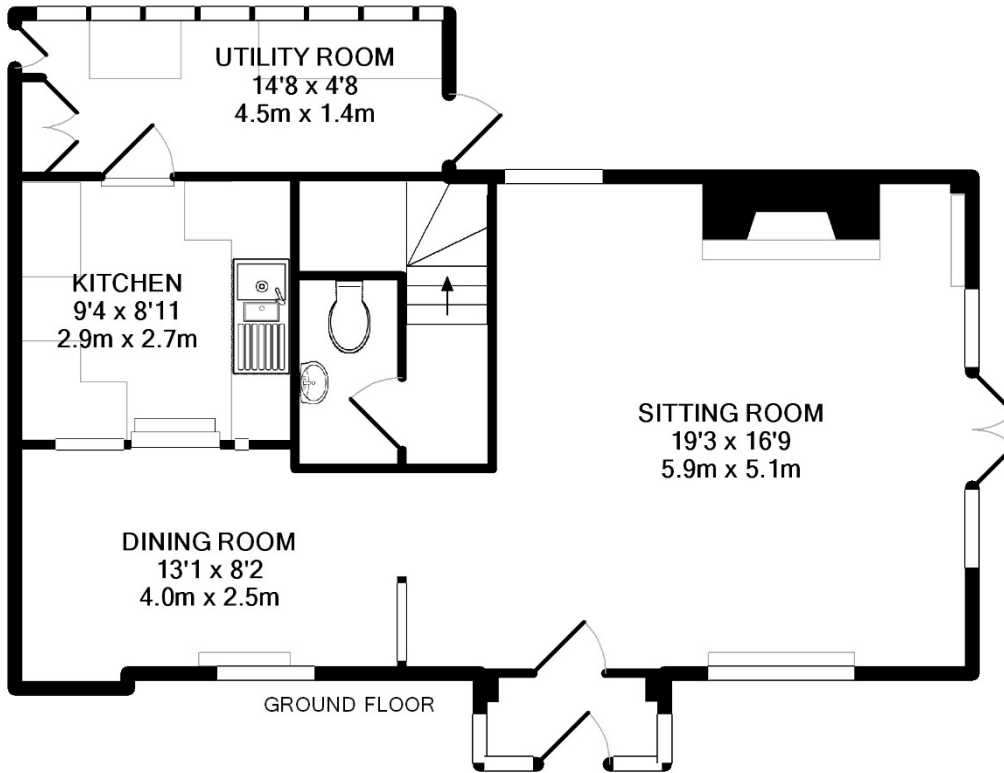
Outside the garden is laid to lawn boarded and interspersed with mature wellstocked flower and shrub beds. There is also a terrace, summer house, outbuilding, cart lodge and two allocated off road parking spaces.

- Delightful Period Cottage
- Triple Aspect Sitting Room
- Dining Room
- Fitted Kitchen
- Utility Room and Cloakroom
- Master Bedroom
- Further Double Bedroom
- Family Bath and Shower Room
- Well Stocked Garden and Outbuildings
- Cart Lodge and Off Road Parking
- Cranbrook School Catchment Area









TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 984.9SQ.FT (91.5SQ.M)

(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included with 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



Stable Cottage, The Green, Benenden, CRANBROOK, TN17 4DN

Dwelling type: Semi-detached bungalow Reference number: 2308-1082-7262-5368-4910
 Date of assessment: 20 February 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 20 February 2018 Total floor area: 93 m²

Use this document to:

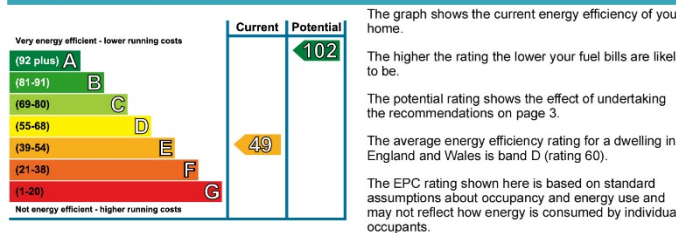
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,843
Over 3 years you could save	£ 1,848

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 375 over 3 years	£ 189 over 3 years	
Heating	£ 3,156 over 3 years	£ 1,587 over 3 years	
Hot Water	£ 312 over 3 years	£ 219 over 3 years	
Totals	£ 3,843	£ 1,995	

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
1 Room-in-roof insulation	£1,500 - £2,700	£ 927
2 Internal or external wall insulation	£4,000 - £14,000	£ 408
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 192

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.



SERVICES

Mains services.

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.



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