



'Our Focus Determines Your Reality'



Rectory Lane
Cranbrook
Kent
TN17 3JY



Sitting Room * Conservatory * Kitchen/Dining Room * Sun Room
Cloakroom

Master Bedroom with Ensuite
Three Further Bedrooms * Family Bathroom

Delightful Garden * Greenhouse * Garden Store * Garage/Workshop
Off Road Parking



ATTRACTIVE DETACHED FAMILY HOME

This attractive detached family home is conveniently situated in a conservation area, within walking distance of the centre of the sought after town of Cranbrook, the local primary school and both the High Weald Academy and Cranbrook School.

Filled with light and presented in immaculate order throughout, the accommodation consists of a double aspect sitting room with fireplace, a sun room, stunning kitchen/dining room with doors to the garden and the conservatory, and a cloakroom on the ground floor. On the first floor there is a master bedroom with ensuite shower and sitting area, three further bedrooms and a family bathroom.

Wrought iron gates open onto a herringbone brick driveway providing off road parking for several cars and adjoining an area of walled lawn with established flower and shrub borders. The garden to the rear is low maintenance with a paved terrace, cobbles and raised central brick flower bed. Within the garden there is a greenhouse, garden store and garage with workshop.



CRANBROOK

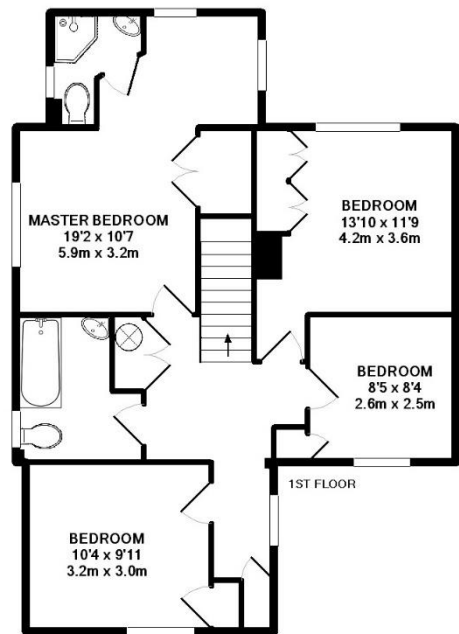
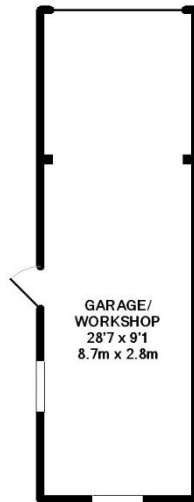
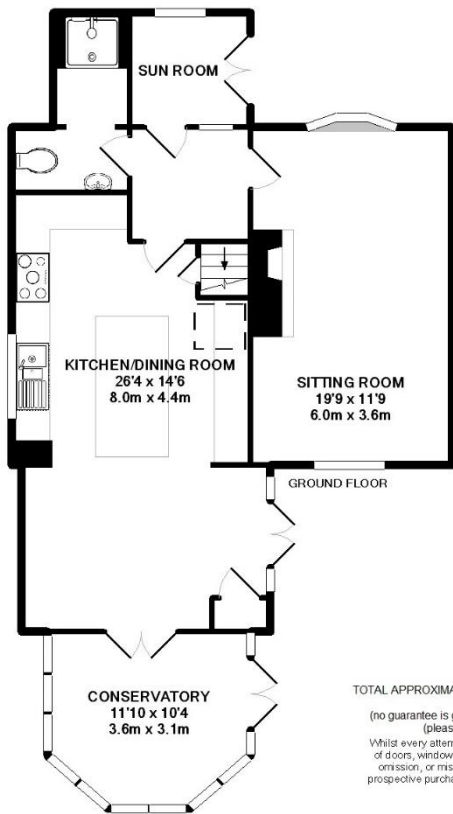
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports and social activities.

SCHOOLS AND CONNECTIONS

The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.

The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.





TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (excluding garage) 1510.2SQ.FT. (140.3SQ.M)
 (not to scale - for layout purposes only)
 (no guarantee is given to the square footage of the property, the figure given is for initial guidance 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

HM Government

Moat Side, Rectory Lane, CRANBROOK, TN17 3JY

Dwelling type: Detached house Reference number: 51584056-7243-8251-5944
 Date of assessment: 15 July 2019 Type of assessment: RDSA1 existing dwelling
 Date of certificate: 15 July 2019 Total floor area: 143 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	£ 2,805
Over 3 years you could save	£ 330

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 237 over 3 years	
Heating	£ 2,116 over 3 years	£ 1,503 over 3 years	You could save £ 330 over 3 years
Hot Water	£ 393 over 3 years	£ 736 over 3 years	
Totals	£ 2,805	£ 2,475	

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 coolers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Very energy efficient - higher running costs
A	83	82	G
B	81-82		F
C	79-80		E
D	77-78		D
E	75-76		C
F	73-74		B
G	71-72		A

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 69). 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
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 201
2 Solar water heating	£4,000 - £6,000	£ 129
3 Solar photovoltaic panels, 2.5 kWp	£3,000 - £5,000	£ 1,047

To receive advice on what measures you can take to reduce your energy bills, visit www.nrgenergy.co.uk or call helpline 0800 448005. This Green Deal may enable you to have your home warmer and cheaper to run.

SERVICES

All mains services connected. Gas fired central heating. Underfloor heating in the kitchen/ dining room and the conservatory.

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.

Harpers and Hurlingham Property Consultants

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