



'Our Focus Determines Your Reality'



Cranbrook Road
Benenden
Kent
TN17 4ES



Entrance Hall * Sitting Room * Dining Room * Kitchen/Breakfast Room
Utility Room * Cloakroom * Double Bedroom
Study/Double Bedroom * Family Shower Room

Master Bedroom * Two Further Double Bedrooms
Family Bath and shower Room

South Facing Garden with Views * Workshop * Store Room
Garden Store * Ample Off Road Parking



SUBSTANTIAL DETACHED FAMILY HOME

Conveniently situated in the sought after village of Benenden, this substantial detached family home was built in the early 1980s. Sitting behind double five bar gates the property enjoys stunning views across the delightful south facing garden to the countryside beyond.

The flexible well-proportioned accommodation consists of an entrance hall leading to the sitting room with fireplace and square bay with doors to the garden, a dining room again with square bay and doors to the garden, double aspect kitchen/breakfast room, utility room with door leading across a covered walk way to a store room and garden store, a cloakroom, double aspect double bedroom, family shower room and study/double bedroom on the ground floor. On the first floor there is a double aspect master bedroom with built-in storage, two further double bedrooms both with built-in storage and one with a vanity unit, a family bath and shower room and extensive eaves storage.

Outside double five bar gates open onto a gravel driveway which provides ample off road parking. There is a workshop which is attached to the property and accessed from the driveway. The enclosed garden to the rear is laid to lawn with a paved terrace from which to enjoy the stunning view, and mature trees as well as well-stocked flower and shrub beds.



BENENDEN

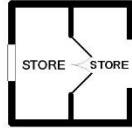
Leather on willow is a common sound during the summer on the village green, a feature of Benenden which also benefits from an award winning pub, a community shop/cafe and post office and a good butchers. More comprehensive shopping is available in nearby Tenterden and Cranbrook.

SCHOOLS AND CONNECTIONS

There are many excellent private and state schools for children of all ages in the area, and this unique property is not only located within the sought after Cranbrook School Catchment Area but is also close to the local Primary School.

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.





Energy Performance Certificate

Millers Meadow, Cranbrook Road, Banenden, CRANBROOK, TN17 4EB
 Dwelling type: Detached house Reference number: 8408-0281-0226-2207-0873
 Date of assessment: 05 August 2013 Type of assessment: NGSAR, existing dwelling
 Date of certificate: 05 August 2013 Total floor area: 200 m²

Use this document to:

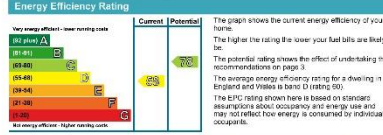
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,167
Over 3 years you could save	£ 1,833

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 447 over 3 years	£ 348 over 3 years	You could save £ 1,833 over 3 years
Heating	£ 4,240 over 3 years	£ 2,387 over 3 years	
Hot Water	£ 510 over 3 years	£ 378 over 3 years	
Totals	£ 5,167	£ 3,324	

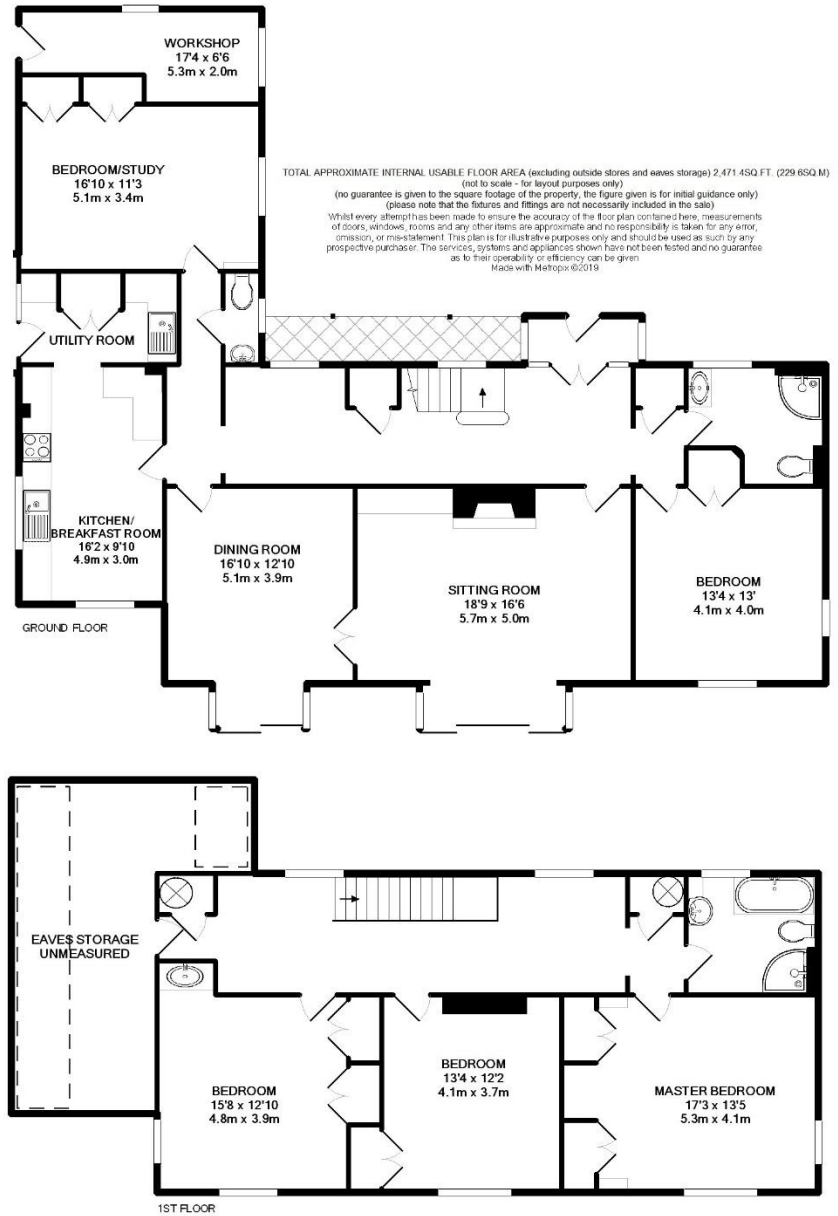
These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1. Increase loft insulation to 270 mm	£100 - £250	£ 120
2. Cavity wall insulation	£500 - £1,500	£ 1,228
3. Floor insulation	£800 - £1,200	£ 324

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 or call 0300 123 1234 (available 9am-5pm). The Government may enable you to make your home warmer and cheaper to run.



SERVICES

All mains services connected. Gas fired central heating.

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.

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