



'Our Focus Determines Your Reality'



New Road  
Cranbrook  
Kent  
TN17 3LE



Entrance Hall \* Sitting Room \* Family Room \* Kitchen/Dining Room  
Shower Room

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Master Bedroom with Ensuite W.C. \* Two Further Bedrooms  
Family Bathroom

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Charming Garden \* Brick Drive \* Detached Garage



## ATTRACTIVE DETACHED FAMILY HOME

Built in the 1970s with later additions including solar thermal for heating the water, this attractive detached family home is sold with the benefit of no forward chain. Sitting behind double wooden gates, the property is on a sought after road in the popular Wealden town of Cranbrook.

The accommodation consists of a porch leading to an entrance hall, a double aspect sitting room with fireplace, a double aspect family room, kitchen/dining room and shower room on the ground floor. On the first floor there is a double aspect master bedroom with ensuite w.c., two further bedroom and a family bathroom.

Double gates open onto a brick driveway which provides off road parking and leads to the detached garage. The garden is enclosed, wraps around the property and is laid to lawn with attractive well-stocked borders, mature trees and sculpted box hedging. The property is walking distance to the town centre and Cranbrook School.



## 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.



**Energy Performance Certificate** 

Juniper Hill, New Road, CRANBROOK, TN11 3LE

Dwelling type: Detached house Reference number: 0097-2806-7830-0321-0325  
 Date of assessment: 28 August 2019 Type of assessment: NBSA1: existing dwelling  
 Date of certificate: 28 August 2019 Total floor area: 145 m<sup>2</sup>

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:	£ 2,889
Over 3 years you could save:	£ 603

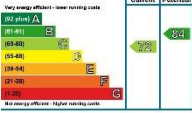
**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 531 over 3 years	£ 270 over 3 years	You could save £ 603 over 3 years
Heating	£ 2,100 over 3 years	£ 1,704 over 3 years	
Hot Water	£ 749 over 3 years	£ 232 over 3 years	
<b>Totals</b>	<b>£ 3,389</b>	<b>£ 2,286</b>	

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 micro-generation.

**Energy Efficiency Rating**

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 59). 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.

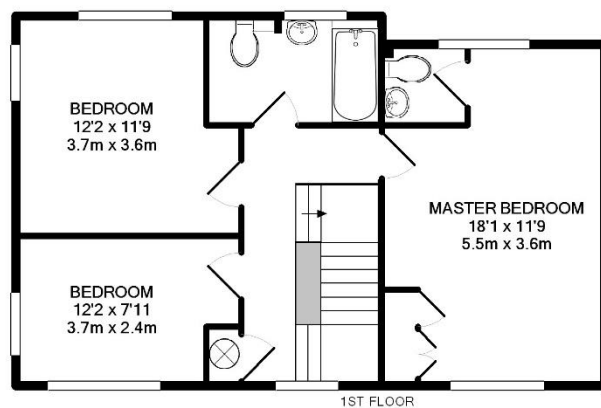
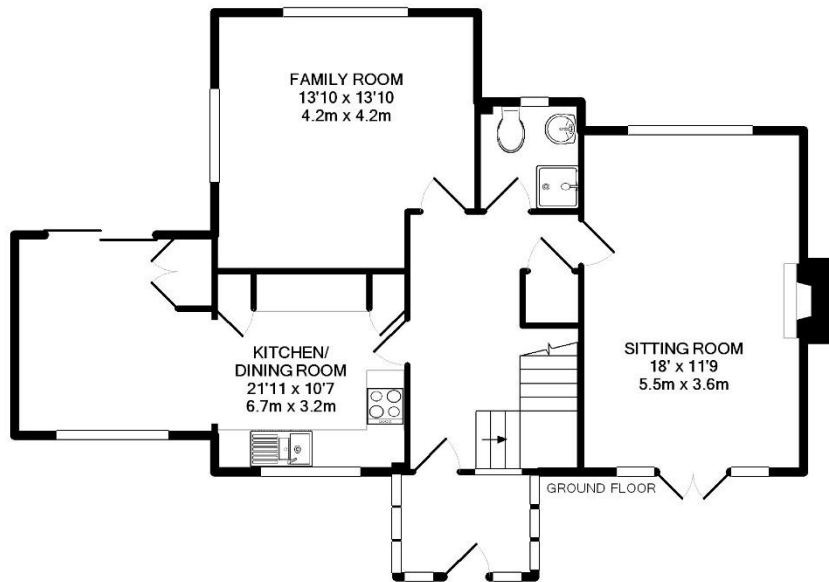


**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1. Floor insulation (solid floor)	£4,000 - £6,000	£ 158
2. Low energy lighting for all fixed outlets	£35	£ 234
3. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 224

See page 3 for a full list of recommendations for this property.

For more information on energy efficiency measures and how to improve your energy bills, visit [www.efficienenergy.gov.uk](http://www.efficienenergy.gov.uk) or call Freephone 0800 444333. The Green Deal may enable you to make your home warmer and cheaper to run.



TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1,363SQ.FT. (125.7SQ.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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## SERVICES

All mains services connected. Gas fired central heating. Solar thermal to provide hot water.

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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