



'Our Focus Determines Your Reality'



Old Millwrights

Slip Mill Lane
Hawkhurst
Kent
TN18 4JZ



Entrance Hall * Kitchen/Dining/ Family Room * Utility Room
Cloakroom

Sitting Room with Balcony * Master Bedroom
Three Further Bedrooms * Family Bathroom

Integral Carport * Off Road Parking * Enclosed Garden
Brick Outbuilding



UNIQUE PERIOD PROPERTY

Believed to date from the 1800s as a millwright's workshop the property was converted in the 1970s. Recently updated, this unique family home combines contemporary and traditional features, offering light-filled rooms with high ceilings and stunning countryside views.

The well-presented accommodation is arranged over two floors. The ground floor consists of an entrance hall, cloakroom, double aspect open-plan kitchen/dining/ family room with log burner and door to a utility room with door to the garden. On the first floor there is a double aspect sitting room offering a fireplace with log burning stove and doors to a balcony providing far reaching countryside views. There is a master bedroom, two further double bedrooms, a fourth bedroom and a family bathroom.

There is off road parking as well as the integral carport, which allows covered access to the front door. A door to the rear of the carport opens onto the enclosed garden laid predominantly to lawn, with paved seating area, terrace and a brick outbuilding.



HAWKHURST

Hawkhurst offers a selection of shops including a Chemist, Butcher/Provision Store, Florist, Bakers, Hairdressers, Petrol Station, two Supermarkets, a Tesco and a Waitrose, a number of Restaurants and an "Art" Cinema to name but a few. Other local facilities include two doctors' practices, a vets, opticians and dentist. Sports clubs are available in the form of Squash, Tennis, Badminton and Golf.

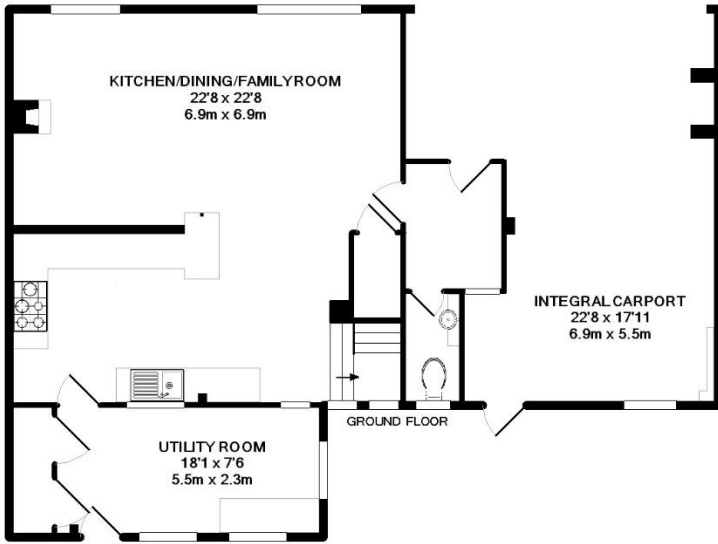
More extensive facilities are available in Cranbrook, Tenterden and Tunbridge Wells.

SCHOOLS AND CONNECTIONS

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.

Situated within easy driving distance to the A21 which provides access to the M25 motorway both North and South bound. Mainline Stations are available at both Etchingham, approximately 5 minutes' drive, with services through Tunbridge Wells to London and Staplehurst with services to London Bridge, Charing Cross and Cannon Street.

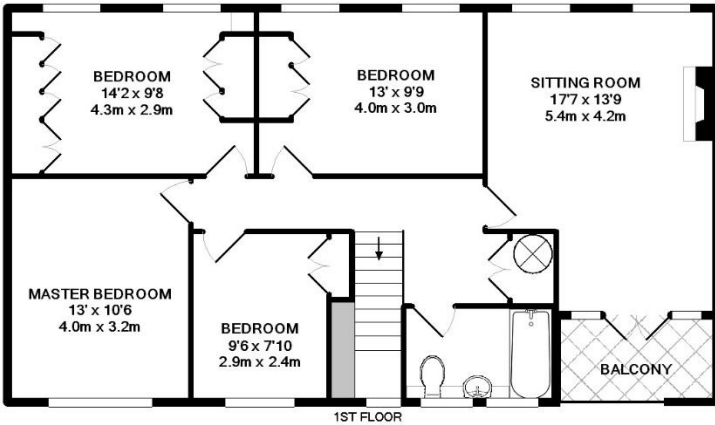
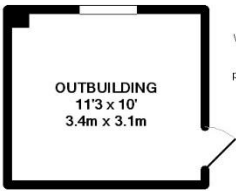




TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (excluding Outbuilding) 1,784.6SQ.FT. (165.8SQ.M)

(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.
Made with Metropix ©2019



Energy Performance Certificate

Old Millrights, Slip Mill Lane, Hawkhurst, CRANBROOK, TN18 4JZ

Dwelling type: Semi-detached house Reference number: 0147-2808-7503-6025-6861
 Date of assessment: 28 October 2015 Type of assessment: RDSA1, existing dwelling
 Date of certificate: 29 October 2015 Total floor area: 142 sqm

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: | £ 4,380 |
| Over 3 years you could save: | £ 1,293 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|--|
| Lighting | £ 228 over 3 years | £ 228 over 3 years | |
| Heating | £ 3,711 over 3 years | £ 2,595 over 3 years | |
| Hot Water | £ 441 over 3 years | £ 764 over 3 years | |
| Totals | £ 4,380 | £ 3,587 | You could save £ 1,293 over 3 years |

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

Very energy efficient - lower heating costs
 A (91-94)
 B (81-84)
 C (61-64)
 D (51-54)
 E (31-34)
 F (21-24)
 G (1-10)
 Not energy efficient - higher heating costs

Current: 92 Potential: 93

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 50).
 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 Increase loft insulation to 270 mm | £100 - £350 | £ 650 |
| 2 Internal or external wall insulation | £4,000 - £14,000 | £ 225 |
| 3 Floor insulation (solid floors) | £4,000 - £5,000 | £ 246 |

See page 3 for a full list of recommendations for this property.
 To receive advice on what measures you can take to reduce your energy bills, visit www.trustenergy.gov.uk or call Freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



SERVICES

All mains utilities, gas fired central heating.

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
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com