

GOUDHURST

KENT



North Road Goudhurst Kent TN17 1JH

This delightful detached period property enjoys a semi-rural edge of village location and combines many period features including exposed beams and an inglenook fireplace with the convenience of modern living.

Outside the gardens wrap around the property with a veranda creating a sheltered terrace for alfresco entertaining. Laid predominantly to lawn the gardens are bordered with hedgerow and mature trees. There is a detached garage and ample off road parking.

- Delightful Detached Period Property
- Double Aspect Drawing Room
- Family Room with Door to Terrace
- Spacious Kitchen/Dining Room
- Boot Room and Laundry Room
- Conservatory and Cellar
- Master Bedroom with Ensuite
- Four Further Bedrooms
- Family Bathroom
- Gardens with Terrace
- Garage and Off Road Parking
- Cranbrook School Catchment Area





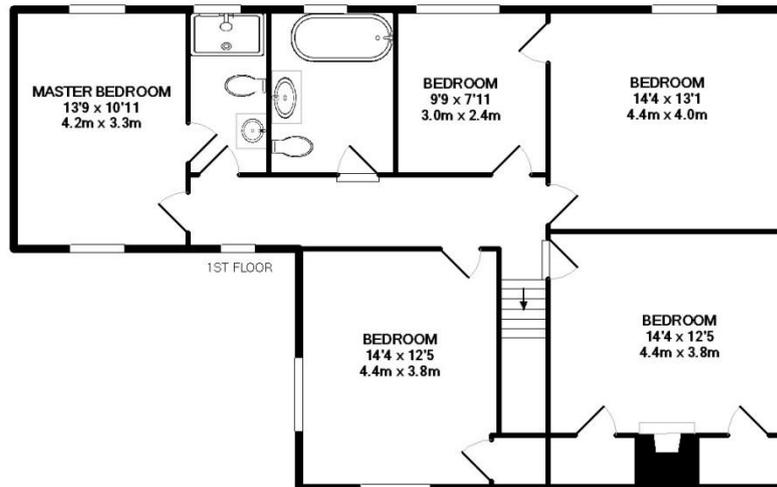
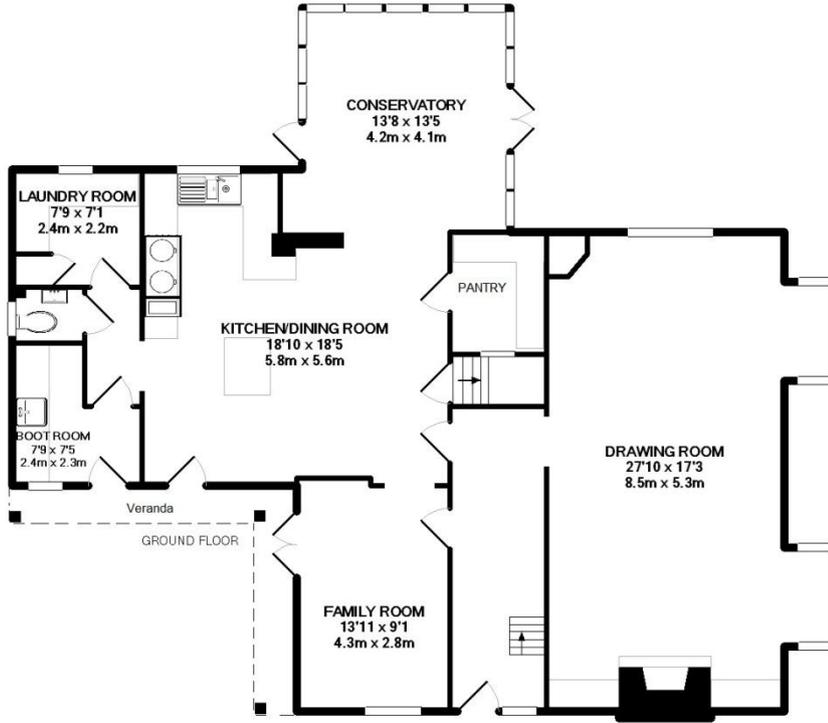
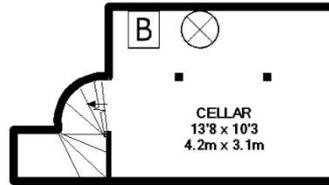


KEEP CALM
AND
PUT THE
KETTLE
ON



TOTAL APPROX. INTERNAL FLOOR AREA 2399.5SQ.FT. (222.9SQ.M)
(not to scale - for layout purposes only)

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 ©2012



Energy Performance Certificate



Gullivers North Road Goudhurst CRANBROOK TN17 1JH

Dwelling type: Detached house
Date of assessment: 09 October 2012
Date of certificate: 09 October 2012
Reference number: 9208-2821-7305-9302-2011
Type of assessment: RdSAP, existing dwelling
Total floor area: 294 m²

Use this document to:

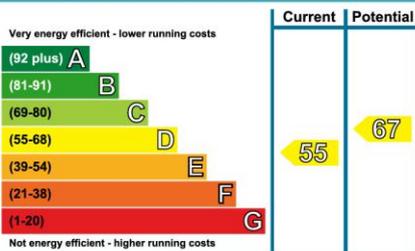
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£7,917
Over 3 years you could save	£1,302

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£555 over 3 years	£276 over 3 years	
Heating	£6,834 over 3 years	£5,811 over 3 years	
Hot Water	£528 over 3 years	£528 over 3 years	
Totals	£7,917	£6,615	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

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 60).

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£234	✓
2 Floor insulation	£800 - £1,200	£270	✓
3 Draught proofing	£80 - £120	£186	✓

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



SERVICES

Mains electricity and water. Oil fired central heating. Private drainage.
 Tunbridge Wells Borough Council - Council Tax Band G



The Corner House, Stone Street
 Cranbrook, Kent TN17 3HE

Tel: 01580 715400

Fax: 01580 715122

Email: enquiries@harpersandhurlingham.com

Web: www.harpersandhurlingham.com