



'Our Focus Determines Your Reality'



Woodcock Lane
Iden Green
Kent
TN17 4HT



Entrance Hall * Sitting Room * Dining Room * Kitchen/Breakfast Room
Shower Room

Master Bedroom * Two Double Bedrooms * Bedroom/Study
Family Bathroom

Garden and Woodland of Approximately 1.5 Acres
Double Garage * Off Road Parking



ATTRACTIVE EDWARDIAN COTTAGE WITH WOODLAND OUTLOOK

Believed to date from 1905 with later additions, this attractive Edwardian cottage occupies a country lane position in the hamlet of Iden Green. The cottage enjoys views across the garden to its own woodland. Lapsed planning exists to further extend the cottage.

Arranged over three floors, the accommodation consists of a triple aspect sitting room with bay window and fireplace, a dining room, a kitchen/breakfast room and a shower room on the ground floor.

On the first floor there is a double aspect master bedroom, a double bedroom and a family bathroom. A stair case leads to the second floor where there is a multi-aspect double bedroom and a further bedroom/study.

Outside a gate opens onto a driveway providing ample off road parking and leading to a double garage. A gate in the hedge to the front leads to the front door. The garden is laid to lawn with a terrace which overlooks an area of private woodland belonging to the property, in all approximately 1.5 acres.



IDEN GREEN

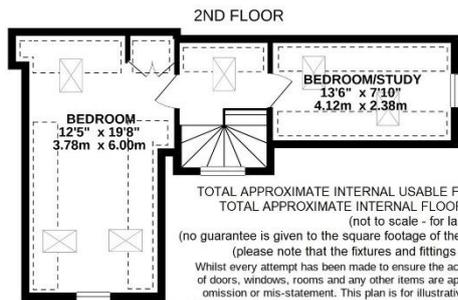
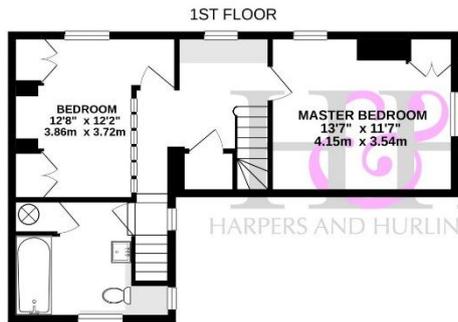
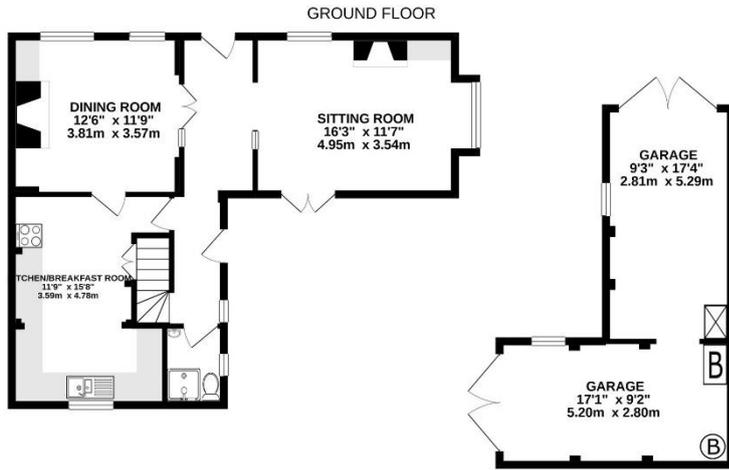
Within Iden Green there is a Pub, a tennis club and a kindergarten. The Village of Benenden is easily accessed where there is an award winning pub, a large general store and post office, and a good butchers. More comprehensive shopping is available in nearby Tenterden and Cranbrook.

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, Saint Ronan's, High Weald Academy and Dulwich Prep School in the area.

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.





TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA, HOUSE 1,397SQ.FT. (129.8SQ.M.)
 TOTAL APPROXIMATE INTERNAL FLOOR AREA, GARAGE 316.7SQ.FT. (29.4SQ.M.)
 (not to scale - for layout purposes only)
 (no guarantee is given to the square footage of the property, the figure shown 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 floorplan 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

Moortwood, Woodcock Lane, Iden Green, CRANBROOK, TN11 4HT

Dwelling type: Semi-detached house Reference number: 83814336-1223-6258-6003
 Date of assessment: 17 February 2020 Type of assessment: NRS41-existing dwelling
 Date of certificate: 20 February 2020 Total floor area: 184 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:	£ 7,977
Over 3 years you could save:	£ 2,238

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 306 over 3 years	£ 309 over 3 years	You could save £ 2,238 over 3 years
Heating	£ 7,116 over 3 years	£ 5,080 over 3 years	
Hot Water	£ 555 over 3 years	£ 348 over 3 years	
Totals	£ 7,977	£ 5,739	

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

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 (range E-G). 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. Room-in-roof insulation	£1,800 - £2,700	£ 730
2. Internal or external wall insulation	£4,000 - £14,000	£ 638
3. Floor insulation (suspended floor)	£800 - £1,200	£ 524

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.nrgenergyadvice.org.uk or call freephone 0800 444222. The Green Deal may enable you to make your home warmer and cheaper to run.

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SERVICES

Mains electricity, water and drainage. Biomass boiler for 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.

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