

# HAWKHURST

KENT



# Rye Road Hawkhurst Kent TN18 5DW

This delightful attached cottage was created as part of the conversion of the original Post Office on the outskirts of the Village of Hawkhurst.

Outside the cottage is approached via a driveway providing ample off road parking. There is a paved terrace leading from the kitchen/breakfast room which houses the detached studio/office. The pretty enclosed garden is laid predominantly to lawn bordered with mature well stocked flower and shrub beds. Within the garden there is a garden store.

- Delightful Attached Cottage
- Sitting Room
- Kitchen/Breakfast Room
- Family Room at Basement Level
- Dining Room at Basement Level
- Master Bedroom
- Double Aspect Double Bedroom
- Family Bathroom
- Pretty Enclosed Gardens
- Detached Office/Studio
- Off Road Parking
- Cranbrook School Catchment Area



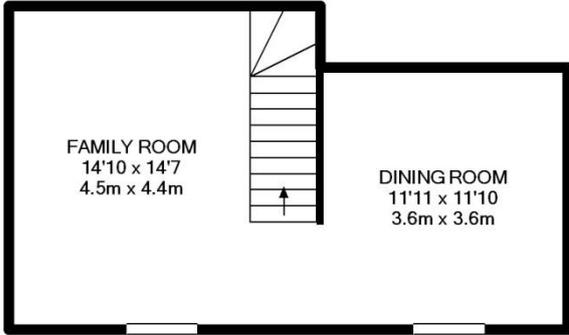
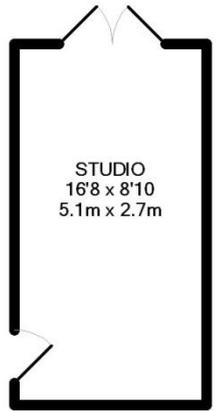




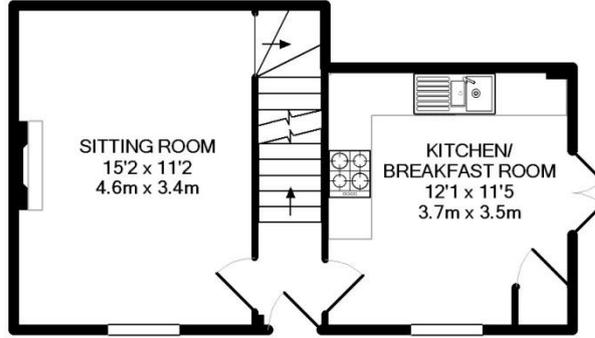
TOTAL APPROX. INTERNAL FLOOR AREA (excluding Studio) 1021.5SQ.FT. (94.9SQ.M)  
(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)

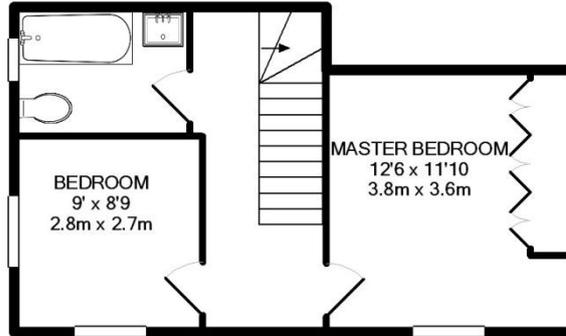
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR

# Energy Performance Certificate



Cherry Cottage, Rye Road, Hawkhurst, CRANBROOK, TN18 5DW

**Dwelling type:** Semi-detached house  
**Date of assessment:** 16 April 2014  
**Date of certificate:** 16 April 2014  
**Reference number:** 0523-2826-7945-9294-7665  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 109 m<sup>2</sup>

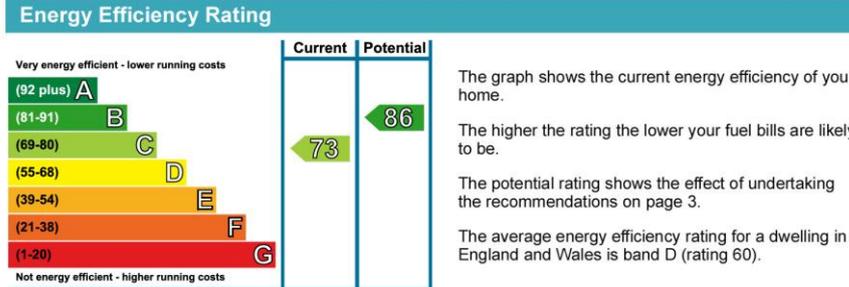
### Use this document to:

- 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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,196</b>
<b>Over 3 years you could save</b>	<b>£ 147</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 192 over 3 years	
Heating	£ 1,617 over 3 years	£ 1,629 over 3 years	
Hot Water	£ 327 over 3 years	£ 228 over 3 years	
<b>Totals</b>	<b>£ 2,196</b>	<b>£ 2,049</b>	

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.



### 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 Low energy lighting for all fixed outlets	£45	£ 48	
2 Solar water heating	£4,000 - £6,000	£ 99	✓
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 786	✓

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](http://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, gas, water and drainage.

Tunbridge Wells Borough Council - Council Tax Band D

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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