

HORSMONDEN

KENT



Smallbridge Lane Horsmonden, Kent TN12 8EP

Enjoying a stunning rural location, with far reaching countryside views this delightful cottage is situated between the villages of Horsmonden and Goudhurst.

Outside a drive leads to an area of off road parking. The gardens and grounds of approximately 1.3 acres are laid to lawn bordered with mature hedgerows and trees. At the far end of the garden there is a fenced wilderness area which houses a pond. An elevated paved terrace is ideal for outside entertaining and for enjoying the stunning views.

- Attached Cottage in Stunning Location
- Far Reaching Views
- Sitting Room with Open Fireplace
- Dining Room with Doors to Garden
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Two Interconnecting Bedrooms
- Wet Room and Family Bathroom
- Grounds Approx. 1.3 Acres
- Terrace, Pond and Garden Store
- Ample Off Road Parking
- Cranbrook School Catchment Area

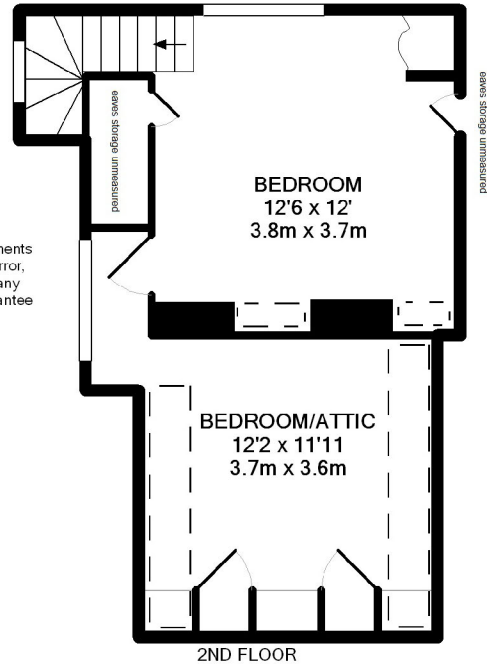
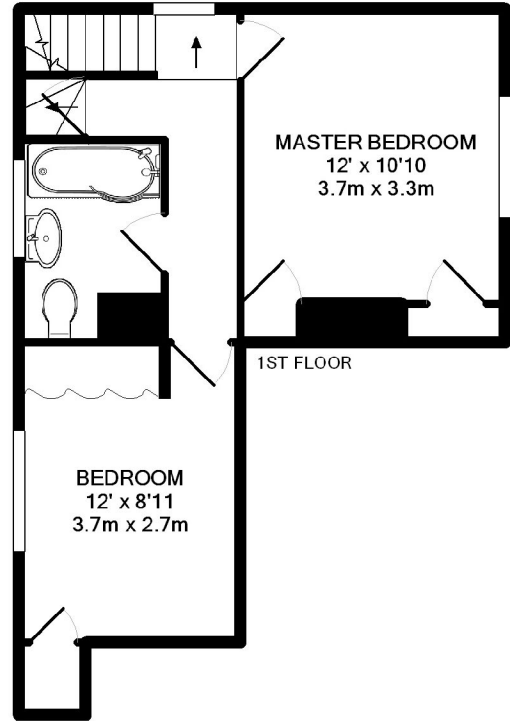
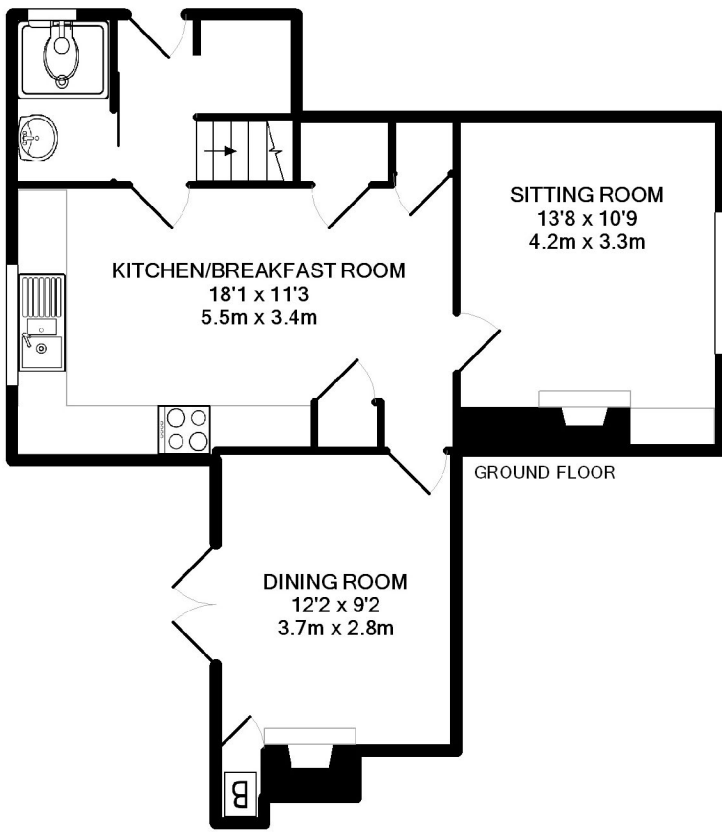


Welcome To Our Home





HOUSE RULES
DON'T CARE & LOVE YOU
BE HAPPY
BE WILD & LAUGH
DREAM BIG SHARE
TURN IT OFF
Be honest & love who you are



TOTAL APPROX. INTERNAL FLOOR AREA 1174.3SQ.FT. (109.1SQ.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

Made with Metropix ©2015

Energy Performance Certificate

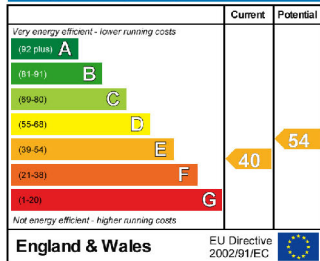


2 Smallbridge Cottages
Smallbridge Road
Horsmonden
TONBRIDGE
TN12 8EP

Dwelling type: Semi-detached house
Date of assessment: 11 July 2011
Date of certificate: 12 July 2011
Reference number: 9428-6045-6293-4879-0904
Type of assessment: RdSAP, existing dwelling
Total floor area: 121 m²

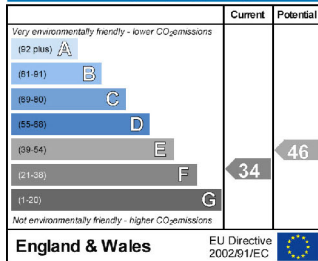
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	333 kWh/m ² per year	255 kWh/m ² per year
Carbon dioxide emissions	9.2 tonnes per year	6.9 tonnes per year
Lighting	£98 per year	£57 per year
Heating	£1447 per year	£1121 per year
Hot water	£206 per year	£161 per year

You could save up to £412 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



SERVICES

Mains electricity and water. Oil fired central heating. Private drainage. Part of the attic/fourth bedroom creates a flying freehold over next door.

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.

HH
HARPERS AND HURLINGHAM

The Corner House, Stone Street
Cranbrook, Kent TN17 3HE
Tel: 01580 715400
Fax: 01580 715122
Email: enquiries@harpersandhurlingham.com
Web: www.harpersandhurlingham.com

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.