

BEDGEBURY

KENT



Bedgebury Road Goudhurst, Kent TN17 2SG

This delightful detached cottage is located in a rural yet not isolated situation on the edge of the Bedgebury Estate.

Outside the partially walled garden forms an 'L' shape and is laid predominantly to lawn interspersed with a variety of mature trees. Adjoining the lawn there is a paved terrace ideal for outside entertaining. Double wooden gates open onto a driveway which provides ample off road parking and leads to the garaging which consists of a tandem garage with an additional garage and log store.

- Converted Forge in Rural Location
- Double Aspect Sitting Room
- Dining Hall with Vaulted Ceiling
- Fitted Kitchen with Aga
- Boot Room, Utility/Boiler Area
- Three Bedrooms, One Ensuite
- Family Bathroom and Shower Room
- Grounds of Approx. 0.5 Acres
- Multiple Garaging
- PP for Two Storey Extension
- Edge of Bedgebury Forest
- Cranbrook School Catchment Area

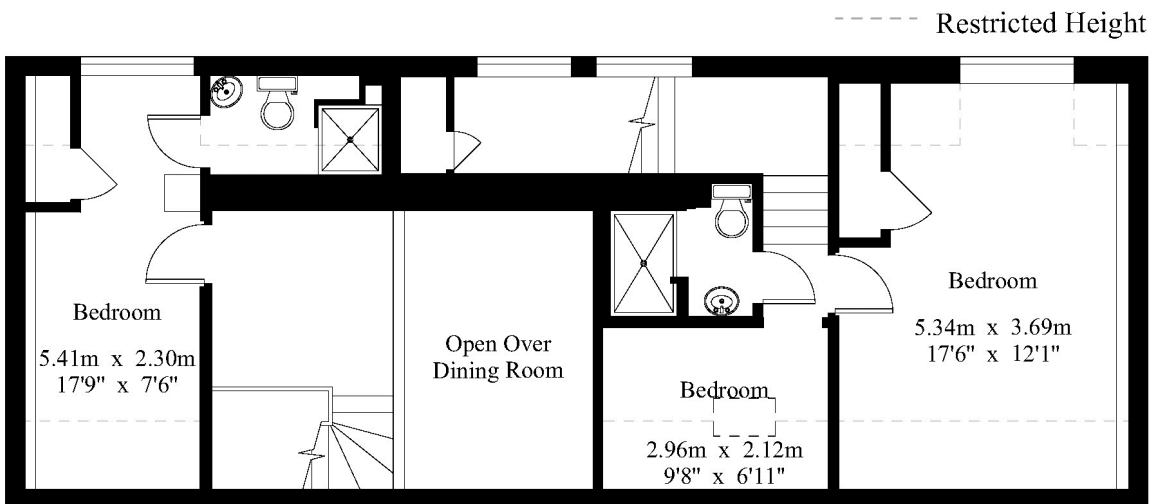




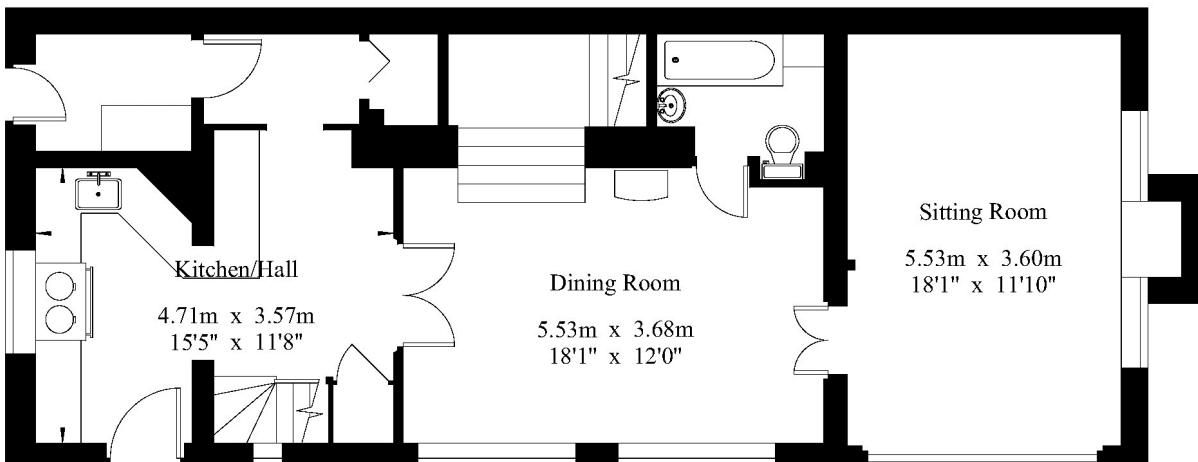




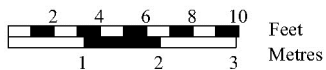
Gross Internal Area : 154.7 sq.m (1665 sq.ft.)



First Floor



Ground Floor



For Identification Purposes Only.

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Energy Performance Certificate



The Forge, Bedgebury Road, Goudhurst, CRANBROOK, TN17 2SJ

Dwelling type: Detached bungalow Reference number: 8597-4244-8029-5007-6953
Date of assessment: 04 November 2015 Type of assessment: RdSAP, existing dwelling
Date of certificate: 04 November 2015 Total floor area: 155 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

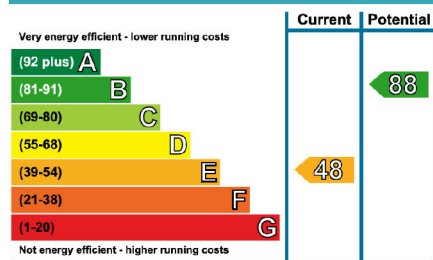
Estimated energy costs of dwelling for 3 years:	£ 5,109
Over 3 years you could save	£ 1,839

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 468 over 3 years	£ 264 over 3 years	
Heating	£ 3,897 over 3 years	£ 2,682 over 3 years	
Hot Water	£ 744 over 3 years	£ 324 over 3 years	
Totals	£ 5,109	£ 3,270	

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 Floor insulation (solid floor)	£4,000 - £6,000	£ 360	
2 Low energy lighting for all fixed outlets	£50	£ 156	
3 Heating controls (room thermostat)	£350 - £450	£ 309	

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.

Planning reference - 14/506127/FULL

Tunbridge Wells Borough Council - Council Tax Band tba

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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

Tel: 01580 715400

Fax: 01580 715122

Email: enquiries@harpersandhurlingham.com

Web: www.harpersandhurlingham.com

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