

# SISSINGHURST

KENT



## The Street Sissinghurst Kent TN17 2JG

This charming cottage is oozing with character from exposed brick chimneys, fireplaces and beams, and occupies a central location in the popular wealden village of Sissinghurst.

Outside there is a delightful enclosed garden with a paved terrace adjoining an extensive area of lawn bordered with mature well stocked flower beds. A brick path meanders the length of the garden leading past a fruit garden to the Summer house and garden store.

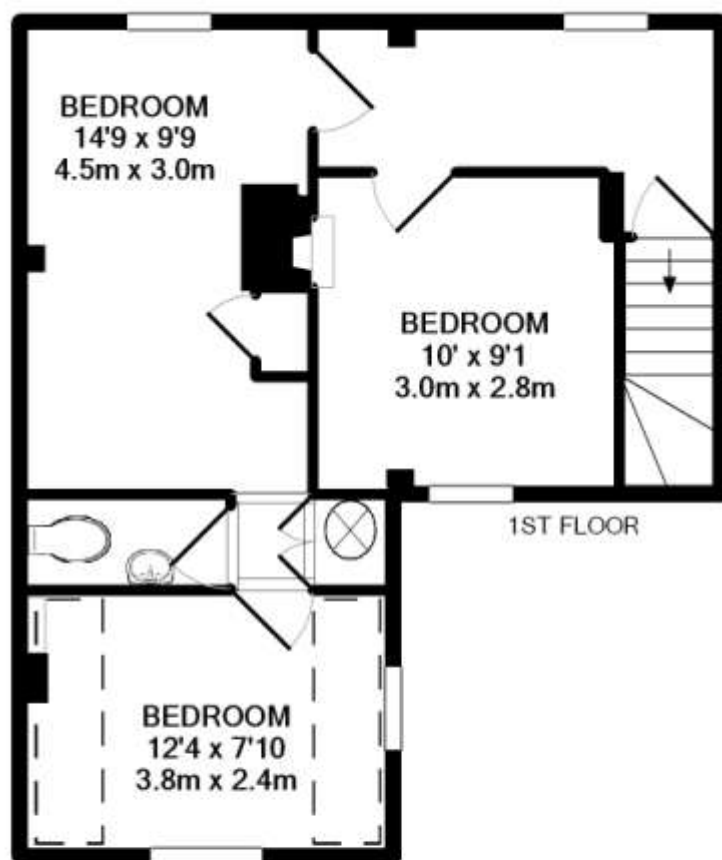
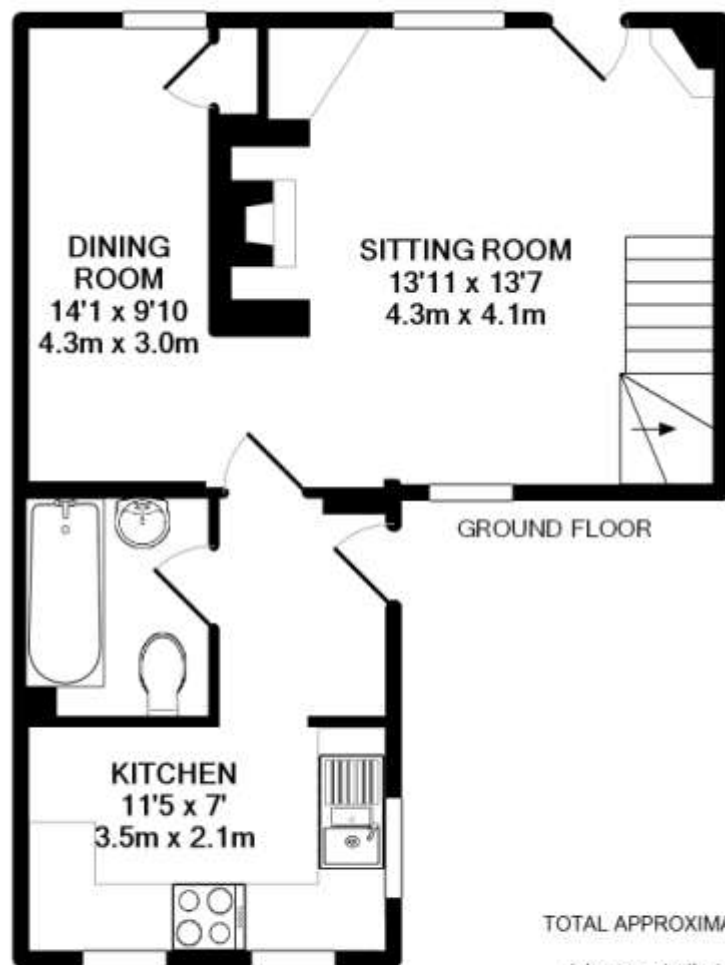
This charming cottage is located within the much sought after Cranbrook School Catchment Area.

- Charming Character Cottage
- Sitting Room with Inglenook
- Dining Room
- Fitted Kitchen
- Double Bedroom with Fireplace
- Two Interconnecting Bedrooms
- Family Bathroom
- Delightful Enclosed Gardens
- Summer House and Garden Store
- Cranbrook School Catchment Area









TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 832.3SQ.FT. (77.3SQ.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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## Energy Performance Certificate

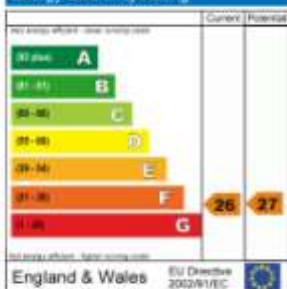


Lantime Cottage  
The Street  
Basingstoke  
CRANBROOK  
TN17 2JG

Dwelling type: Semi-detached house  
Date of assessment: 23 April 2008  
Date of certificate: 24 April 2008  
Reference number: 5861-2817-6240-0021-7311  
Total floor area: 90 m<sup>2</sup>

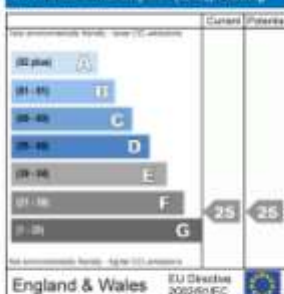
This home's performance is listed in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

### 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 (CO<sub>2</sub>) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	752 kWh/m <sup>2</sup> per year	750 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	9.5 tonnes per year	9.4 tonnes per year
Lighting	£78 per year	£47 per year
Heating	£1012 per year	£1022 per year
Hot water	£257 per year	£257 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 612 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)



## SERVICES

Mains electricity, 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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