

ROLVENDEN LAYNE

KENT



Mounts Lane Rolvenden Layne Kent TN17 4NN

Oozing with character, this quintessentially Kentish cottage enjoys a stunning position on a tranquil country lane in the sought after hamlet of Rolvenden Layne.

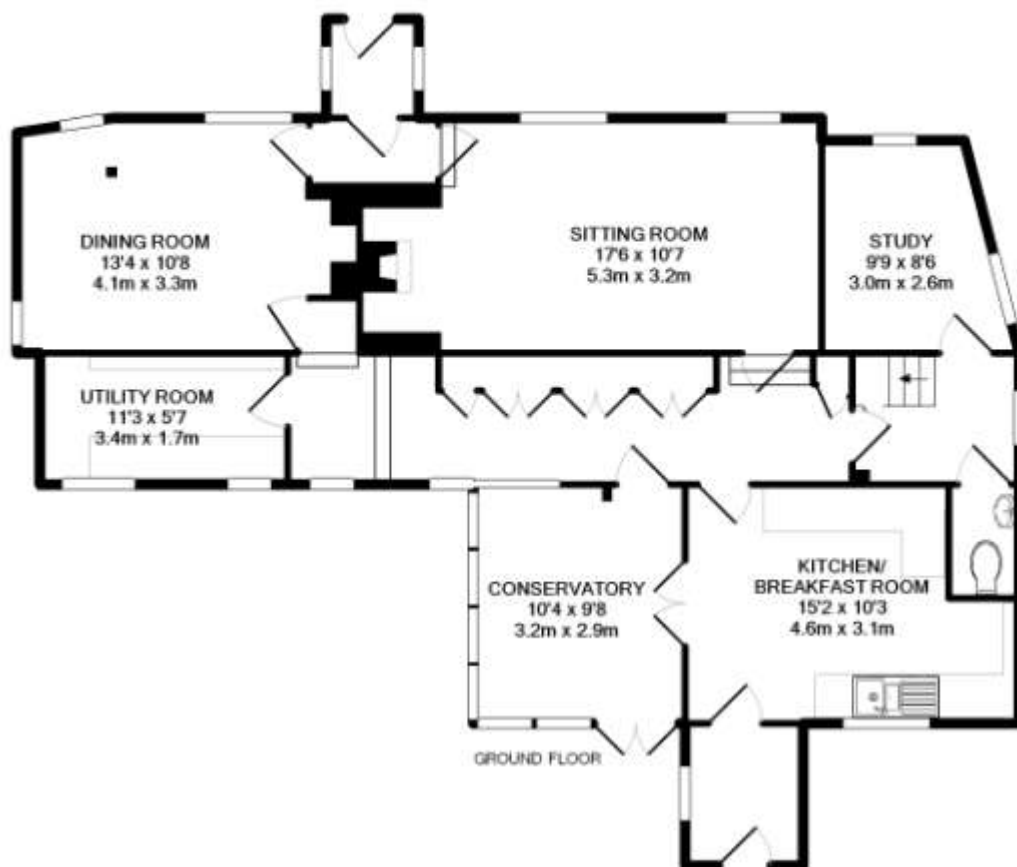
A gate in the hedge opens onto the gravel drive which leads to the front door and an area of off road parking. The garden to the front of the cottage houses a vegetable garden, fruit nets, a greenhouse, a garden store and an area of orchard. A gate leads through to the enclosed gardens to the rear which are laid to lawn bordered with well stocked flower and shrub borders and incorporating a number of mature trees. Within the gardens there is a wood store and a further garden store.

- Quintessentially Kentish Cottage
- Sitting Room with Log Burning Stove
- Dining Room with Fireplace
- Study and Conservatory
- Kitchen/Breakfast Room
- Master Bedroom with Bathroom
- Double Bedroom with Shower Room
- PP for Further Bedroom with Ensuite
- Delightful Enclosed Garden
- Vegetable Garden and Fruit Cage
- Wood Store and Garden Stores









Energy Performance Certificate



Lower Wilmer Cottage, Mowle Lane, Rotherham Lanes, CRANBROOK, TN11 8AN

Dwelling type: Detached bungalow
Reference number: 0120-2054-6729-0107-1102
Date of assessment: 05 September 2015
Type of assessment: PAS24, existing dwelling
Date of completion: 05 September 2015
Total floor area: 101 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Predict how you can save energy and money by making improvement measures

| | |
|--|---------|
| Estimated energy costs of dwelling for 3 years | £ 7,137 |
| Over 3 years you could save | £ 4,587 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|--------------|----------------------|----------------------|--------------------------|
| Lighting | £ 474 over 3 years | £ 338 over 3 years | |
| Heating | £ 6,075 over 3 years | £ 3,376 over 3 years | |
| Hot Water | £ 588 over 3 years | £ 332 over 3 years | |
| Total | £ 7,137 | £ 4,587 | |

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 micro-generation.

Energy Efficiency Rating

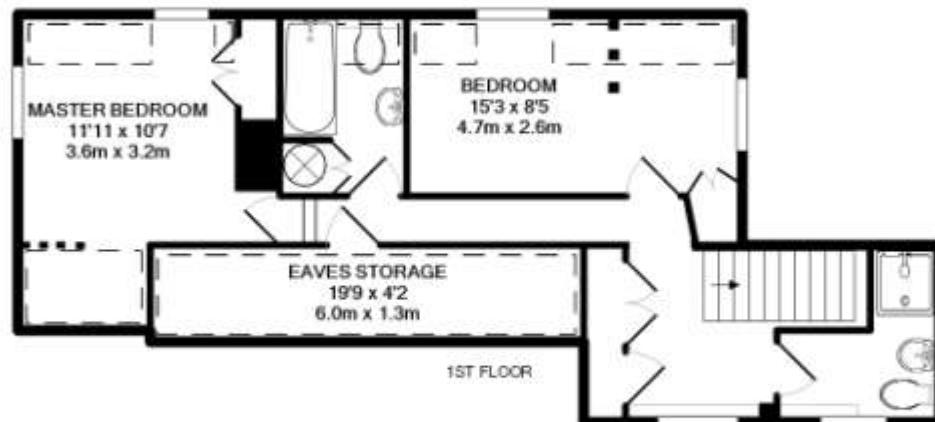


Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|--------------------------------|-----------------|------------------------------|---------------------------|
| 1. Flat roof insulation | £500 - £1,500 | £ 375 | Yes |
| 2. Floor-to-ceiling insulation | £1,000 - £2,700 | £ 1,350 | Yes |
| 3. Cavity wall insulation | £300 - £1,500 | £ 134 | Yes |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you can take today to save money, visit www.green-deal.gov.uk or call 0800 123 1234 (your nearest advice line). The Green Deal has been put in place to help you to make your home more energy efficient and to help you to save money.



TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1545.7SQ.FT. (143.6SQ.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 here have not been tested and no guarantee as to their operability or efficiency can be given.

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SERVICES

Mains electricity, gas and water. Private drainage. LPG for cooking.

Ashford 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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H1013 Printed by Ravensworth 01670 713330