

BIDDENDEN KENT



SISSINGHURST ROAD, KENT TN27 8HB

Stunning 19th Century Cottage in Rural Location

Entrance Hall * Sitting Room * Kitchen/Dining/Family Room
Utility Room * Shower Room

Master Bedroom with Ensuite * Three Further Double Bedrooms * Family Bathroom
Attic Bedroom

Garden with Terrace * Garage/Annexe * Off Road Parking

Cranbrook School Catchment Area

Suitable for multigenerational living, this charming 19th century cottage sits in a plot extending to approximately 0.3 acres and enjoys stunning far reaching views. Benefiting from a new roof, plumbing and heating, and a high specification contemporary steel frame and Siberian larch clad extension together with a new annexe/garage of a contemporary design.

Filled with light, the original cottage has been transformed with the addition of the extension to provide accommodation consisting of a double height entrance with floor to ceiling windows and a feature staircase, this open into the kitchen/dining/family room with triple track sliding doors opening onto the terrace, ideal for outside entertaining, there is also a sitting room, utility room and shower room on the ground floor.

On the first floor the light, contemporary theme continues into the double aspect master bedroom with ensuite shower room, there are three further double bedrooms, all benefiting from built in storage and a family bathroom. An additional double bedroom is available on the second floor via a conventional staircase.

Outside, the plot extends to approximately 0.3 acres. A garage and annexe have been designed in keeping with the extension and together with the textured octagonal terrace to the rear serve to complement the contemporary nature of the property.

Harpers and Hurlingham

The Corner House
Stone Street
Cranbrook
Kent
TN17 3HE

Tel: 01580 715400
enquiries@harpersandhurlingham.com

www.harpersandhurlingham.com





The units in the kitchen are supplied by Mereway Cucina Colore range, cooking appliances supplied by Miele, refrigerator, freezer and dishwasher by Siemens with a CDM wine cooler, Fusion Quooker tap, Franke sink and Falmec extractor. The worktops are from the Dekton Nilium Industrial collection.

The utility room is fitted with Trend units with Silestone Quartz worktops, a Franke sink and Hansgrohe tap.

The wardrobes have been supplied by Trend.

In the bathroom and ensuite, the bath is Lusso stone with the w.c. and basin supplied by Duravit. The shower doors have been supplied by Merlyn with taps and shower controls supplied by Hansgrohe.

The furniture in the office shower room is supplied by Pura with a Merlyn shower door. Kitchen units in the office are from Trend with integrated appliances by Neff, a Silestone Quartz worktop, Franke sink and Hansgrohe tap.

Where tiled the flooring is from Mandarin Stone and the wooden flooring is engineered oak. There is underfloor heating throughout the ground floor and office.

Cat 6 wiring has been installed. The glazing is Smart Systems aluminium glazing with Antique finish.



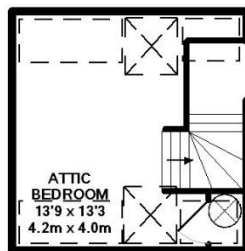
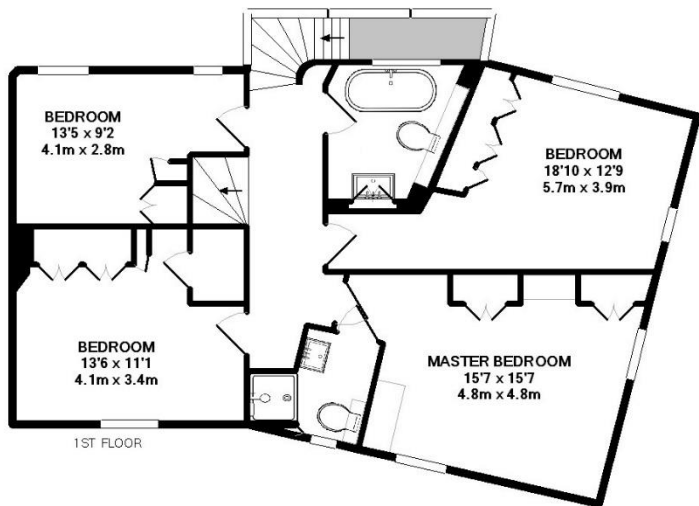
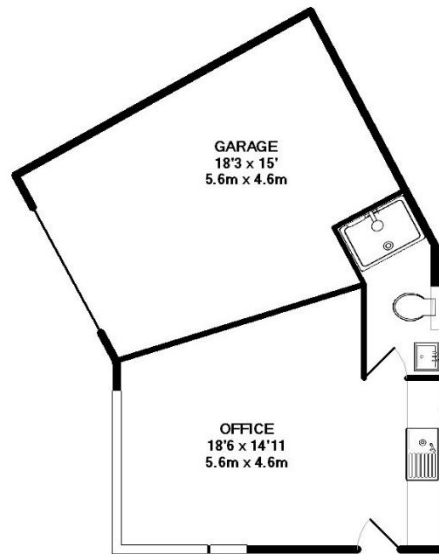
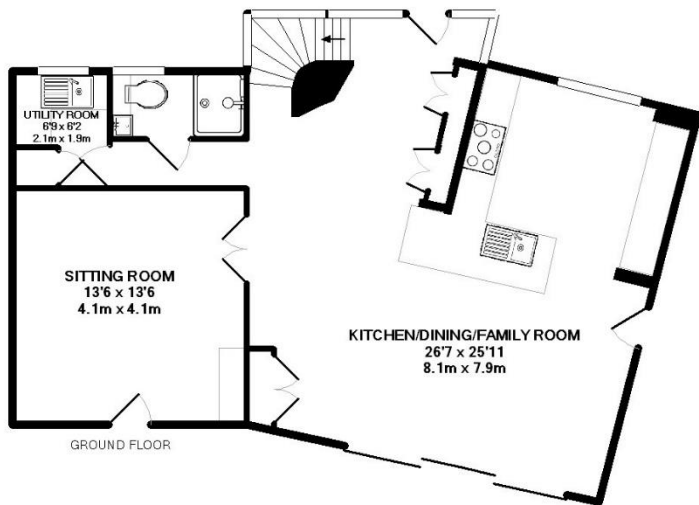
The cottage is located between the pretty village of Biddenden with its excellent variety of shops and the village of Sissinghurst with its Village store, restaurants, cricket club, church and primary school.

Other local attractions include the Sissinghurst Castle Gardens and the 13th century church in Biddenden as well as various sporting clubs, playing fields and close by the renowned Chart Hills Golf Club.

In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.

The A21 offers excellent links to the Motorways heading North and South. The Mainline station at nearby Staplehurst offers trains to London Bridge, Charing Cross and Cannon Street.





2ND FLOOR

INTERNAL FLOOR AREA (including internal walls) COTTAGE AND GARAGE/OFFICE 2475SQ.FT. (230SQ.M)
(measurement supplied by Gabion Homes Limited)
(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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SERVICES

Mains electricity and water. LPG for central heating, under floor heating throughout ground floor and office. Private drainage.

Ashford 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.

Energy Performance Certificate

1 Frogs Hole Cottage, Sissinghurst Road, Biddenden, ASHFORD, TN27 8HB

Dwelling type: Semi-detached house Reference number: 0446-2825-7001-9339-4441

Date of assessment: 25 October 2015 Type of assessment: RDSA* existing dwelling

Date of certificate: 25 October 2015 Total floor area: 769 m²

Use this document to:

* Compares 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: £ 3,389

Over 3 years you could save: £ 336

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 276 over 3 years	
Heating	£ 2,487 over 3 years	£ 2,207 over 3 years	
Hot Water	£ 626 over 3 years	£ 306 over 3 years	
Totals	£ 3,389	£ 3,063	You could save £ 326 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Current Potential

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 5.

The average energy efficiency rating for a dwelling in England and Wales is a band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4 000 - £6 000	£ 226
2 High performance external doors	£2 000	£ 126
3 Solar photovoltaic panels (2.5 kWp)	£5 000 - £8 000	£ 842

See page 5 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.gov.uk/energy-guidance or call 0800 123 1234 (standard national rates). The Green Deal may enable you to make your home warmer and cheaper to run.

