

HAWKHURST KENT



HIGH STREET, HAWKHURST, KENT TN18 4PS

Unique Family Home in Elevated Setting

Entrance Hall * Sitting Room * Sun Room * Dining Room
Garden Room * Kitchen/Breakfast Room * Two W.C.s
Master Bedroom with Ensuite * Four Further Bedrooms
Bathroom * Shower Room

Office * Laundry * Extensive Cellars

Delightful Enclosed Garden * Garage * Off Road Parking

Cranbrook School Catchment Area

Built in 1908 and occupying an elevated position on the outskirts of Hawkhurst, this unique family home features a roof terrace from which to enjoy stunning far reaching countryside views. Full of character, the property offers flexible single storey accommodation. An entrance hall, sitting room leading to the sun room with views over the front garden, a dining room, garden room and kitchen/breakfast room create the living space whilst there is also a master bedroom with ensuite, four further bedrooms with vanity units, a bathroom, shower room and two w.c.s.

The accommodation sits above extensive cellars in which there is an office with natural light and a door to outside and a laundry again with natural light and a door to outside. The rest of the cellar space is storage.

Outside a gate opens onto the drive which runs alongside the delightful garden to the front which is laid to lawn with mature flower and shrub borders. The manicured garden to the rear is laid to lawn with sculpted hedges, a variety of mature trees, flower and shrub beds and a terrace. There is also a garage and off road parking.

Harpers and Hurlingham

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HARPERS AND HURLINGHAM







Located on the outskirts of the village of Hawkhurst with all its local amenities including a butcher, a Waitrose and a Tesco, chemist, cinema, florist and various restaurants.

A short drive away is the larger town of Cranbrook which provides a good variety of shops, banks, supermarket, sports centre and the much sought after Cranbrook School.

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.

SERVICES

Mains utilities, private cess pit drainage.

Tunbridge Wells Borough Council - Council Tax Band G

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

Checker Tree House, High Street, Hawkhurst, CRANDROOK, TN18 4PS

Dwelling type: Detached house

Reference number: 8044-7225-2800-7009-6972

Date of assessment: 31 July 2014

Type of assessment: RGSAT/ existing dwelling

Date of certificate: 31 July 2014

Total floor area: 302 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:

£ 14,310

Over 3 years you could save:

£ 3,183

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 175 over 3 years	£ 333 over 3 years	
Heating	£ 13,149 over 3 years	£ 10,263 over 3 years	
Hot Water	£ 146 over 3 years	£ 601 over 3 years	
Totals	£ 14,310	£ 11,197	You could save £ 3,113 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 includes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - new housing

(A+ to A)

(B+ to B)

(C+ to C)

(D+ to D)

(E+ to E)

(F+ to F)

(G+ to G)

For energy efficient - older housing

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 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 50).

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. Internal or external wall insulation	£4,000 - £14,000	£ 1,074
2. Low energy lighting for all fixed outlets	£55	£ 201
3. Replace boiler with new condensing boiler	£2,200 - £3,000	£ 1,008

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 to save money, visit www.gov.uk/energy-guidance or call 0300 123 1234 (landline or national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA, GROUND FLOOR 2,373.4SQ.FT. (220.5SQ.M)
TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA, CELLAR AND GARAGE 2,637.1SQ.FT. (245.5SQ.M)
TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA, IN TOTAL 5,010.7SQ.FT. (465.5SQ.M)
(not to scale - for layout purposes only)
(no guarantee is given to the square footage of the property, the figure given is for initial guidance 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, measurement 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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