



‘Our Focus Determines Your Reality’





George Street  
Staplehurst  
Kent  
TN12 0RA



Sitting Room \* Dining Room \* Kitchen/Breakfast Room  
Utility Room \* Cloakroom

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Master Bedroom \* Two Further Double Bedrooms  
Family Bath and Shower Room  
Attic Bedroom

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Enclosed Garden with Terrace \* Off Road Parking



## ATTRACTIVE PERIOD COTTAGE

Believed to date from the 1850s with later additions and occupying a country lane location on the outskirts of Staplehurst, this striking cottage offers accommodation spanning three floors.

On the ground floor there is a sitting room with fireplace and log burning stove, a double aspect dining room with sitting area and doors to the garden, a kitchen/breakfast room again with doors to the garden and a utility room with cloakroom.

The first floor offers a master bedroom, two further double bedrooms and a family bath and shower room. A staircase leads to the attic and provides a double bedroom and additional attic space which offers the opportunity, subject to the necessary permissions, to create a further bedroom and or bathroom or possibly both.

Outside a herringbone brick drive provides ample parking and is bordered with lawn and mature flower beds. A gate leads to the garden to the rear which is laid to lawn with an area of terrace and a garden store/workshop.





## STAPLEHURST

The Wealden village of Staplehurst offers excellent amenities including post office, supermarket, butchers, doctors, dentist, restaurants and primary school. The county town of Maidstone is approximately 11 miles drive and offers more comprehensive shopping and entertainment.

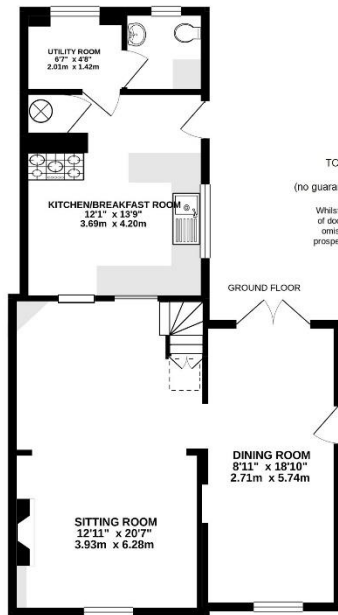
## SCHOOLS AND CONNECTIONS

Together with the local primary school and Cranbrook School, there are a variety of state and public schools available in the area including Dulwich Preparatory School, Sutton Valence, Bethany, Benenden as well as grammar schools in Maidstone and Tonbridge.

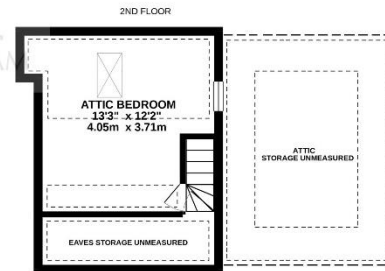
The mainline station is a short distance and provides commuter services to Charing Cross, London Bridge and Cannon Street (approx. 55 minutes).







TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1253SQ.FT. (116.4SQ.M.)  
(not to scale - for layout purposes only)  
(no guarantee is given to the square footage of the property. the figure shown 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 floorplan 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

4 Newtown Cottages, George Street, Staplehurst, TONBRIDGE, TN12 0RA

Dwelling type: Semi-detached house

Reference number: 8160 7526 0540 0617 4296

Date of assessment: 13 January 2020

Type of assessment: Existing dwelling

Date of certificate: 14 January 2020

Total floor area: 125 m<sup>2</sup>

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:

£ 2,865

Over 3 years you could save:

£ 408

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 254 over 3 years	£ 254 over 3 years	
Heating	£ 1,911 over 3 years	£ 1,517 over 3 years	
Hot Water	£ 600 over 3 years	£ 481 over 3 years	
Totals	£ 2,805	£ 2,252	You could save £ 408 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 - 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 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 69). 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.
92 (A)	92	92	
85 (B)			
78 (C)			
71 (D)			
64 (E)			
57 (F)			
50 (G)			
43 (H)			
36 (I)			
29 (J)			
22 (K)			
15 (L)			
8 (M)			
1 (N)			
No energy efficient - higher running costs			

## 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	£ 84
2. Floor insulation (solid floor)	£4,000 - £6,000	£ 87
3. Replace boiler with new condensing boiler	£2,200 - £3,000	£ 120

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

To receive advice on what measures you can take to reduce your energy bills, visit [www.nrg.gov.uk](http://www.nrg.gov.uk) or call Freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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## SERVICES

Mains electricity, water and drainage. Oil fired central heating. LPG for cooking.

Maidstone Borough Council - Council Tax Band E

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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