



'Our Focus Determines Your Reality'



Coursehorn Lane
Cranbrook
Kent
TN17 3NR



Entrance Hall * Sitting Room * Study * Kitchen/Breakfast Room
Utility Room * Cloakroom

Principal Bedroom Ensuite
Four Further Double Bedrooms, One Ensuite, One with Mezzanine
Family Bath and Shower Room

Double Garage * Off Road Parking * Delightful Enclosed Garden



STUNNING, UNLISTED, CONVERTED OAST/BARN

Converted in the late 1980's, this stunning property is one of three within an oast and barn development at the end of a sought after, no through road, country lane, on the outskirts of Cranbrook. Within an Area of Outstanding Natural Beauty, this spacious, well-proportioned family home is complemented by an attractive, enclosed garden and stunning views over the adjoining countryside.

The accommodation is presented in immaculate condition throughout and consists of an entrance hall leading to the double aspect kitchen/breakfast room with doors to the garden, lobby and study to one side and to the double aspect sitting room with fireplace, log burning stove and doors to the garden to the other. A utility room and cloakroom complete the ground floor. On the first floor there is a principal bedroom with ensuite bath and shower room, a double bedroom with ensuite shower room, a double bedroom with mezzanine level, two further double bedrooms and a family bathroom.

Outside, gates open onto the driveway providing ample off road parking and leading to the detached double garage. The delightful garden is laid predominantly to lawn with mature flower beds and sculptured hedging together with a paved terrace from which to enjoy the garden and the countryside views beyond.



CRANBROOK

Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early Grade I Listed stone church and the 19th century windmill. Cranbrook offers a wide variety of sports and social activities.

SCHOOLS AND CONNECTIONS

The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and nearby Dulwich Prep School.

The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.





Energy Performance Certificate

1 Oast View, Course Horn Lane, CRANBROOK, TN17 3NR

Dwelling type:	End terrace house	Reference number:	8105-6786-5229-7807-7213
Date of assessment:	09 February 2019	Type of assessment:	RdSAP - existing dwelling
Date of certificate:	09 February 2019	Total floor area:	241 m ²

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:	£ 3,345
Over 3 years you could save	£ 699

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 615 over 3 years	£ 342 over 3 years	You could save £ 699 over 3 years
Heating	£ 2,274 over 3 years	£ 2,052 over 3 years	
Hot Water	£ 456 over 3 years	£ 252 over 3 years	
Totals	£ 3,345	£ 2,646	

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

How energy efficient - lower is more efficient	Current	Potential
91-100		4
81-90		
61-80		
41-60		
21-40		
1-20	1	2

How energy efficient - higher is more efficient

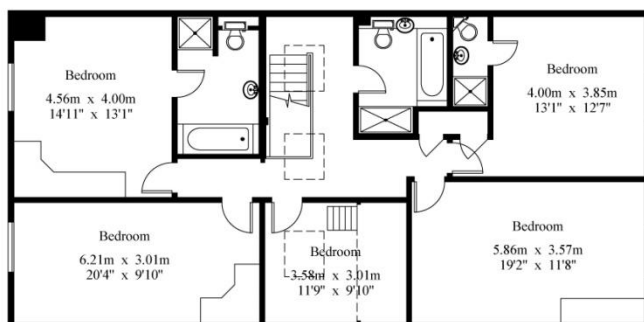
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 126
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 165
3 Low energy lighting for all fixed outlets	£115	£ 234

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.simpleenergyadvice.org.uk or call freephone 0800 444222. The Green Deal may enable you to make your home warmer and cheaper to run.

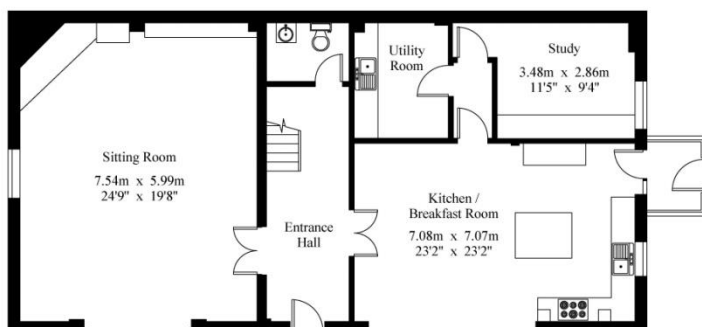
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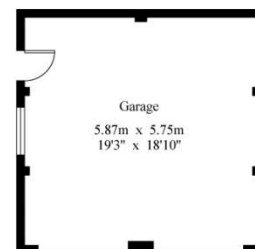
First Floor

1 Oast View

House - Gross Internal Area : 244.1 sq.m (2627 sq.ft.)
Garage - Gross Internal Area : 34.6 sq.m (372 sq.ft.)



Ground Floor



For Identification Purposes Only.
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SERVICES

Mains electricity and water. Oil fired central heating.

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.

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