



'Our Focus Determines Your Reality'



Lomas Lane
Sandhurst
Kent
TN18 5PT



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

Principal Bedroom with Ensuite * Four Further Double Bedrooms
Family Bath and Shower Room * Family Bathroom

Delightful Mature Garden * Ample Off Road Parking
Detached Home Office * Outbuilding



STRIKING, SPACIOUS, SINGLE STOREY HOME

This striking single storey family home is offered with no onward chain and occupies an enviable country lane location.

Offering light, contemporary, well-proportioned flexible accommodation on one floor, the current configuration consists of an entrance hall, double aspect, vaulted, sitting room with doors opening onto the elevated terrace and a fireplace with log burning stove, a study, an open-plan kitchen/dining/family room with doors to the garden and a fireplace and a utility room creating the living space. There is a double aspect principal bedroom with ensuite shower room and doors to the garden, four further double bedrooms, two have built-in storage and three have shutters, a family bath and shower room and a further family bathroom.

The property benefits from delightful views and sits in approximately 2.3 acres of garden and paddock with an enclosed pond. There is a self-contained detached home office, with power and a telephone point, and an additional outbuilding providing storage. As would be expected there is ample off road parking.

Although enjoying a rural setting, the property is not isolated and is situated on the outskirts of Sandhurst within the much sought after Cranbrook School Catchment Area.



SANDHURST

Situated within the Village of Sandhurst, with local amenities which include a post office and local store together with a well-regarded Primary School.

More comprehensive shopping and recreational facilities are available in nearby Hawkhurst or Cranbrook and a little further afield in Tunbridge Wells.

SCHOOLS AND CONNECTIONS

In addition to Cranbrook School and the local primary school, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy, Dulwich Prep School and various well regarded state schools.

Mainline Rail Services are available from either Staplehurst or Etchingham.





Energy Performance Certificate HM Government

Hoppers, Lomas Lane, Sandhurst, CRANBROOK, TN11 8PT

Dwelling type: Detached bungalow Reference number: 8856 0425 0100 4354 8802
 Date of assessment: 04 May 2016 Type of assessment: HSE41: existing dwelling
 Date of certificate: 13 May 2016 Total floor area: 238 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:		£ 6,015
Over 3 years you could save		£ 861

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 309 over 3 years	£ 309 over 3 years	You could save £ 861 over 3 years
Heating	£ 5,305 over 3 years	£ 4,530 over 3 years	
Hot Water	£ 501 over 3 years	£ 501 over 3 years	
Totals	£ 6,015	£ 5,340	

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
45	45

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 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 Floor insulation (solid floor)	£4,000 - £6,000	£ 861
2 Solar water heating	£4,000 - £6,000	£ 150
3 Solar photovoltaic panels, 2.5 kWp	£3,000 - £6,000	£ 873

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.mhfaenergyadvice.org.uk or call Hoppers: 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Hoppers

Gross Internal Area : 283.3 sq.m (3,049 sq.ft.)

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SERVICES

Mains electricity and water. Oil fired central heating. Private septic tank drainage. LPG for cooker hob.

Private road. There are no service or maintenance costs although on occasion, approximately once every three years we are asked for a voluntary contribution of about £100.

At the very bottom of the paddock there is a public footpath and a stile. It is outside of the paddock area.

Tunbridge Wells 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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