

SISSINGHURST

KENT



Mill Lane Sissinghurst Kent TN17 2HX

Believed to date back to 1856 this delightful detached cottage is situated on the edge of the village of Sissinghurst and enjoys views over the adjoining countryside.

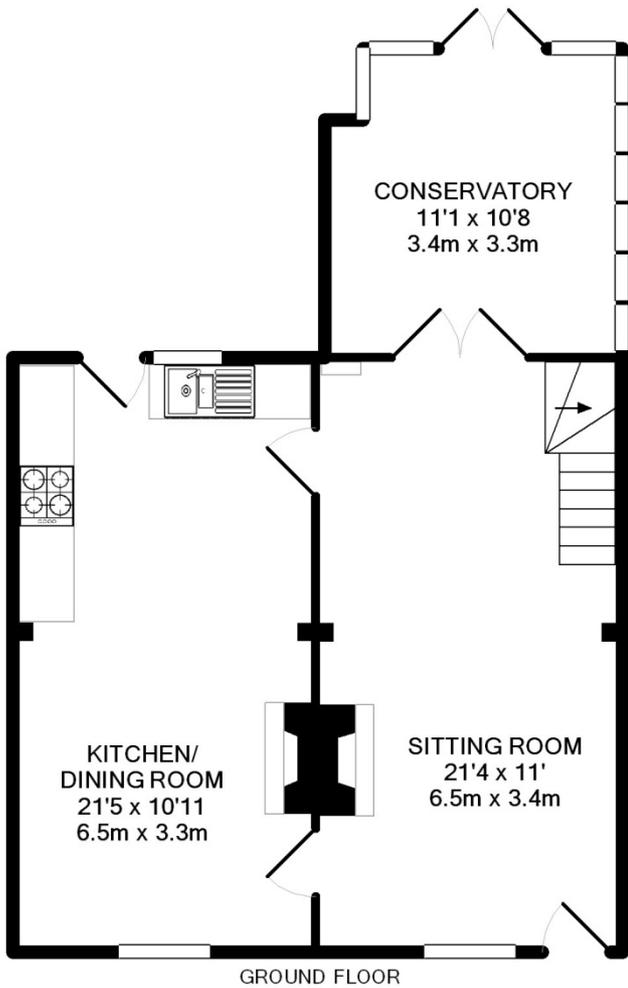
Outside a drive leads down the side of the cottage to a garage. The garden to the front is laid to lawn bordered with mature hedgerow and flower beds. Gates in a wooden fence lead to the garden to the rear which backs onto fields. The enclosed garden is laid to lawn bordered with mature hedging and interspersed with shrubs and trees. An area of gravel terracing provides a sheltered seating area from which to enjoy the garden.

- Detached Period Cottage
- Double Aspect Sitting Room
- Conservatory
- Kitchen/Dining Room
- Master Bedroom with Wardrobes
- Double Bedroom and Study Area
- Attic Bedroom
- Family Bath and Shower Room
- Gardens with Countryside Views
- Garage and Off Road Parking
- Walking Distance to Village Centre
- Cranbrook School Catchment Area





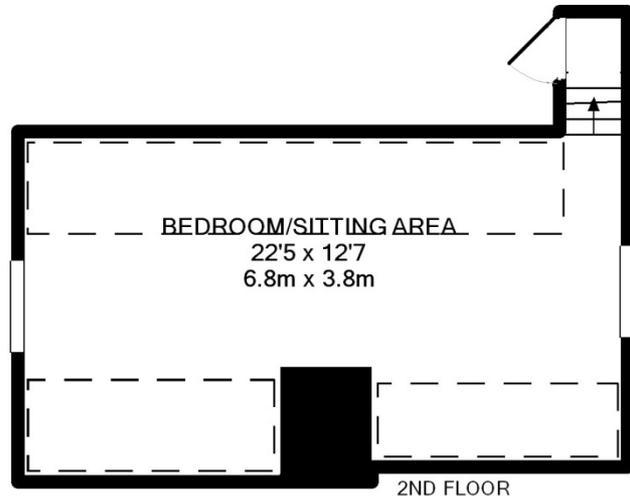
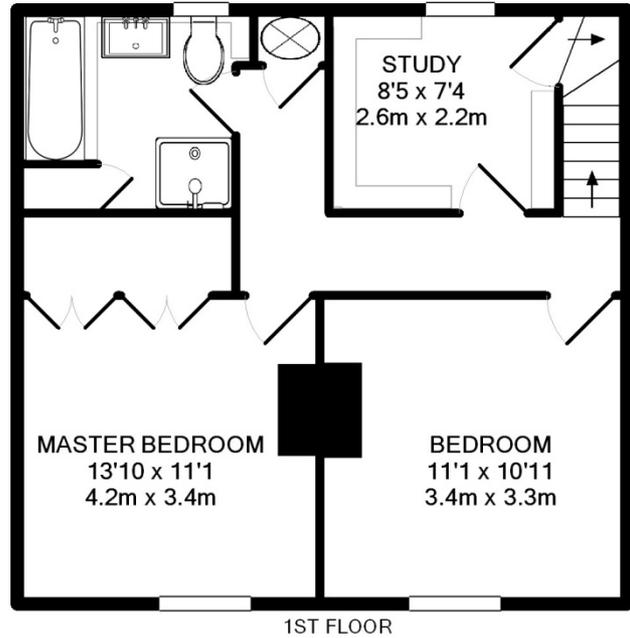




TOTAL APPROX. INTERNAL FLOOR AREA 1270.1SQ.FT. (118SQ.M)
(not to scale - for layout purposes only)
(please note that the fixtures and fittings are not necessarily included in the sale)

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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Energy Performance Certificate



Lilac House, Mill Lane, Sissinghurst, CRANBROOK, TN17 2HX

Dwelling type: Detached house **Reference number:** 8915-7229-3100-5193-2906
Date of assessment: 07 January 2015 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 07 January 2015 **Total floor area:** 126 m²

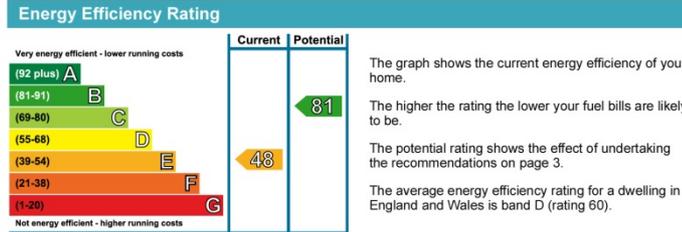
Use this document to:

- 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:	£ 4,959
Over 3 years you could save	£ 951

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 411 over 3 years	£ 204 over 3 years	
Heating	£ 4,047 over 3 years	£ 3,570 over 3 years	
Hot Water	£ 501 over 3 years	£ 234 over 3 years	
Totals	£ 4,959	£ 4,008	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 186	✓
2 Low energy lighting for all fixed outlets	£85	£ 174	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 453	✓

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

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



SERVICES

Mains electricity, gas, water and drainage.

Tunbridge Wells Borough Council - Council Tax Band D

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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