## KILNDOWN KENT



## Rogers Rough Road Kilndown Kent TN17 2RL

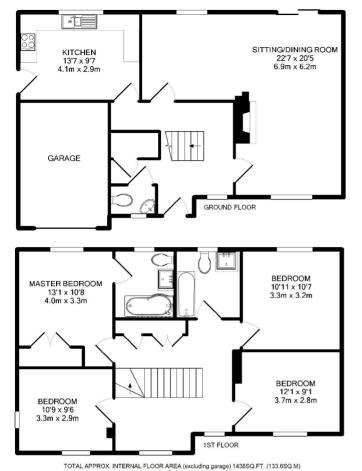
This light and spacious family home is located in the attractive hamlet of Kilndown and within the Cranbrook School Catchment area. There is lapsed Planning Permission for a two storey extension to the rear of the property.

The rear garden is mainly laid to lawn with border shrubs and hedges to the boundaries. There is a wide terrace to the rear of the property and tucked to the side of the garden is an attractive secluded terrace area. Stunning views across open countryside toward Goudhurst and Bedgebury Forest can be enjoyed from the garden and terrace areas.

- Detached Family Home
- Quiet Hamlet Location
- Spacious Sitting/Dining Room
- Fitted Kitchen Breakfast Room
- Master Bedroom with Ensuite
- Three Further Double Bedrooms
- Family Bathroom and Cloakroom
- Delightful Manicured Gardens
- Stunning Far Reaching Views
- Integral Garage with Ample Parking
- Lapsed Planning to Extend
- Cranbrook School Catchment Area







TOTAL APPROX. INTERNAL FLOOR AREA (excluding garage) 1438SQ.FT. (133.6SQ.M) (not lo scale - for layout purposes only) 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 found 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 of territory can be given Made with Metropic C2011



Stonelea Rogers Rouch	Presi		Dwell	ing type: of assessment:	Detached hou 13 September		****
Kindown	Road		Date	of certificate:	13 Sentember	2011	
CRANBROOK			Refer	ence number:	9578-6008-62	01-9009-0950	
TN17 2RL			Total	of assessment: floor area:	RdSAP, existi 137 m <sup>2</sup>		
This home's per based on fuel o	formance is n osts and envir	ated in terms i comental imp	of the energ act based p	y use per square n carbon dicxide	metre of floor a (CO <sub>2</sub> ) emissions	rea, energy effi s.	ciency
Energy Effici	ency Rating			Environm	ental Impact (C		
101 (SOC) (200 ())		Carment	Potential		NY NAME - INST CO.	Current	Polent
ding A	and her via the			107 (MD) (200	toy Sancy - State (C.).2	persexs.	
				1.			
9945 B				(41.41)	122		
(9640)	0			(81-48)	0		
0160	D	59	66	155.58	D		62
(8/0	E.	59		(20.6/1		52	0.0
		_		10000	9		
				(2148)		F	
01400							
0140	- F	G		# 201		G	
		G		- 311 10 (10)(10)(10)	of the give instance of a		
England &	water serving costs Wates clency rating is y of a home. 1 y officient the	DU Divectiv 2002/916:0 s a measure o The higher the	f the rating	England The environ home's imps carbon dioxi	& Wales mental impact ra act on the enviro ide (CO <sub>4</sub> ) emissi	CU Directive 2002911C3 atting is a measurement in terms ions. The higher	re of a af
An analysis of the second seco	Wates Wates liency rating is y of a home. T y officient the likely to be	DU Descriv 200916.0 s a measure o The higher the homo is and t	d the rating he lower	England The environ home's impa carbon dioxi rating the lea	& Wales mental impact ra act on the enviro de (CO <sub>2</sub> ) emissi as impact it has	CU Directive 200291103 ating is a measu- ions in lemma ions. The highs on the environm	re of a af
An analysis of the second seco	Wates Wates liency rating is y of a home. T y officient the likely to be	DU Descriv 200916.0 s a measure o The higher the homo is and t	f the rating he lower (CO <sub>2</sub> ) emi	England The environ home's important carbon dioxi rating the le- ssions and fuel	& Wales mental impact ra act on the enviro de (CO <sub>2</sub> ) emissi as impact it has	EU Dredin 200251110 ating is a measurement in terms ions. The higher on the environm	re of a af
England & England & The energy efficiency werall efficiency the fuel bills are Estimated en	Wates Wates liency rating is y of a home. T y officient the likely to be	DU Descriv 200916.0 s a measure o The higher the homo is and t	the rating he lower (CO <sub>2</sub> ) em	England The environ home's impa carbon dioxi rating the let issions and fuel mont	& Wales mental impact re act on the enviro dio (CO <sub>2</sub> ) emissi as impact it has costs of this h	CL Directive 2002511103 ating is a measu inner to lerms ions. The higher on the environm tome Potential	re of a af
An analysis of the second seco	ohe renning costs Wales siency rading is y of a home. T y officient the likely to be wergy use. Ca	DU Descriv 200916.0 s a measure o The higher the homo is and t	(CO <sub>2</sub> ) em	England The environ home's impa carbon dioxi rating the let issions and fuel mont per year	& Wales mental impact to act on the enviro did (CO <sub>4</sub> ) emissi st impact it has costs of this h 183 kV	CU Dreday 200291803 ating is a measu named in lemma on the environm torne Potential Whim <sup>2</sup> per year	re of a af
An energy etterned to England & The energy ettil overall efficience the more energy the fuel bills are Estimated en Energy use Caeton closide	ohe renning costs Wales siency rading is y of a home. T y officient the likely to be wergy use. Ca	DU Descriv 200916.0 s a measure o The higher the homo is and t	(CO <sub>2</sub> ) em (CO <sub>2</sub> ) em (CO <sub>2</sub> ) con (CO <sub>2</sub> ) con	England The environ home's impa- carbon dioxi rating the let ssions and fuel mont por year is per year	& Wales mental impact to et on the enviro de (CO <sub>2</sub> ) emissi as impact it hes costs of this h 183 M 5.2	CU Dredw 2002911.0 ating is a measu- ions. The higher on the environ torne Potential White'per year tornes per year	re of a af
An energy etternet - A England & The energy ettil overall efficience the more energy the fuel bills are Estimated en Energy use	ohe renning costs Wales siency rading is y of a home. T y officient the likely to be wergy use. Ca	DU Descriv 200916.0 s a measure o The higher the homo is and t	(CO <sub>2</sub> ) em (CO <sub>2</sub> ) em (CO <sub>2</sub> ) em Co 2222 KWhim <sup>2</sup> 8 5 tonn 2932 p	England The environ home's impa carbon dioxi rating the let issions and fuel mont per year	& Wales mental Impact ro act on the enviro ide (CC <sub>2</sub> ) emissi as impact it has costs of this h 183 M 5.2	CU Dreday 200291803 ating is a measu named in lemma on the environm torne Potential Whim <sup>2</sup> per year	re of a af
The energy efforts in England & The energy efforts overall efficience the more energy the fuel bills are Estimated en Energy use Castee dioxide Lighting	ohe renning costs Wales siency rading is y of a home. T y officient the likely to be wergy use. Ca	DU Descriv 200916.0 s a measure o The higher the homo is and t	(CO <sub>2</sub> ) em (CO <sub>2</sub> ) em	England The environ homes impo- carbon dioxi rating the let solors and fuel per year is per year is per year	& Wales mental impact ra do n the enviro do (CO <sub>2</sub> ) emissi as impact it hee costs of this h 183 kV 6.2 6	CLI Direction CLI Direction CLI Direction CONSTITUTION The higher on the environm tormo Potential Potential Potential Potential Termine per year ERE per year	re of a af
Case Annual Annu	ohe renning costs Wales siency rading is y of a home. T y officient the likely to be wergy use. Ca	EU Divertiv s a measure o The higher the homo is and t	(CO2) em (CO2) em (CO2) em Co 222 KWhirr 6 5 tonn 202 ( 21051 2193)	England The environ homis impa carbon dioxi rating the lexi- sissions and fuel per year is per year per year	8 Wales mental impact ra do the enviro do (CO <sub>2</sub> ) emissi as impact it hos costs of this h 183 kV 6.2 6 6	CU Directive 2000591103 abing is a measu- tions. The higher on the environn torne Potential Whith?per year tornee per year 2010 per year 2010 per year	re of a af
Nace Versions struct the Version of Version of Version oversid efficience the onco energing the fuel bills are Estimated en Energy use Caraon claude. Upting Hot water The figures in th costs of Carlos of Carlos of Carlos of Carlos of Carlos of Carlos of Carlos of Carlos of Carlos of Carlos of Carlos of Carlos of Carlos of Carlos of Carlos of Carlos of Carlos of Ca	when any case when any case of the provide the second second second second any case of the second second second second second any case of the second sec	EU Diversity 2008/15C / 5 a measure o l'he higher the home is and t ribon clioxide your clioxide You - here been pro- one home with notione (headist notione (headist)	(CO <sub>2</sub> ) em (CO <sub>2</sub> ) em	England The environ home's impa- carbon dioxi rating the lie sisters and fuel mont per year ar year per year	& Wales     mental impact ro     ad on the environ     inpact is the environ     inpact is hereit is inpact in the environ     inpact is hereit inpact in the environ     inpact is hereit in the environ     inpact is hereit in the environ     where and terrant the figure     add is	CD Dividive CD Dividive Sourcevite Comparison in measurement In terms Comparison	a fuel cutote cutote cutote figure figure
Nace Versions struct the Version of Version of Version oversid efficience the onco energing the fuel bills are Estimated en Energy use Caraon claude. Upting Hot water The figures in th costs of Carlos of Carlos of Carlos of Carlos of Carlos of Carlos of Carlos of Carlos of Carlos of Carlos of Carlos of Carlos of Carlos of Carlos of Carlos of Carlos of Carlos of Ca	entrop cost Wales diency range is officient y calls in ones. I defy to be. ergy use, call errissions of ad running one infinite is associated with esc can officiary Descentor of calls	EU Diversity 2006/815C as a measure or the inghan the home is and it ribon clioxide how been pro- ories home will include the match are a for facto used in the environ- measure of the home will be read the and in service, mail	d the rating the lower (CO <sub>2</sub> ) em (CO <sub>2</sub> ) em	England The environ hemais ingu- carbon dioxi rating the le- solution of the solution	8 Wales where the set of the seto	CO Director     Control of the	a fuel in the ment is fuel iculate ormas.

## SERVICES

Mains electricity, water and drainage. Oil fired central heating.

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.



The Corner House, Stone Street Cranbrook, Kent TN17 3HE Tel: 01580 715400 Fax: 01580 715122 Email: enquiries@harpersandhurlingham.com Web: www.harpersandhurlingham.com

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

H1013 Printed by Ravensworth 01670 713330