

FRITTENDEN

KENT



Mill Lane Frittenden, Kent TN17 2DS

Set in a tranquil, rural location, surrounded by countryside, this charming cottage is well set back along a drive, off a country lane, on the outskirts of the much sought after village of Frittenden.

Recently extended and renovated, the accommodation consists of a sitting room with log burning stove and double aspect kitchen/breakfast room with doors to the brick terrace.

On the first floor there is a double aspect master bedroom with two further bedrooms and a family bathroom.

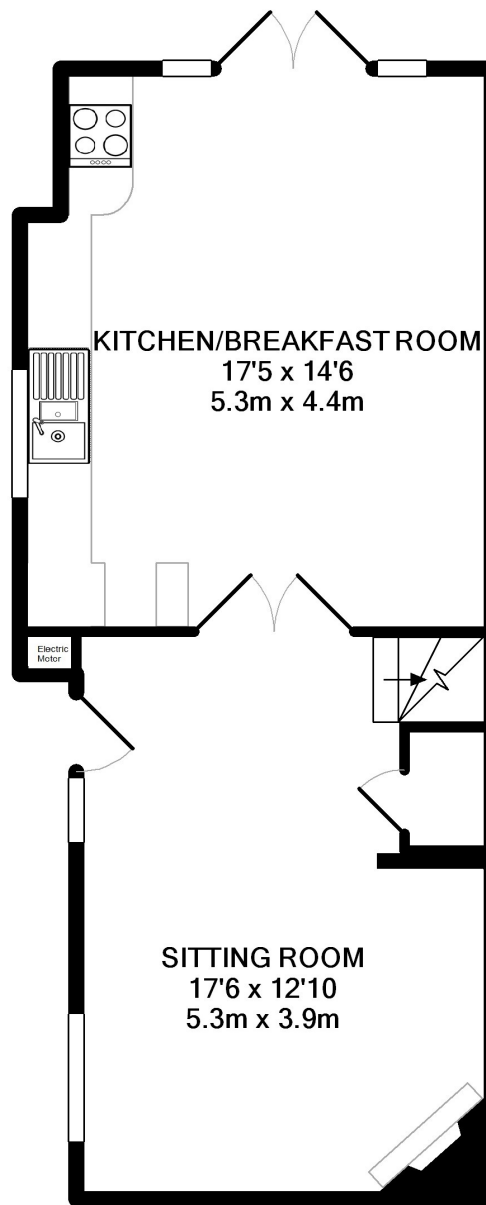
Outside, after turning off a country lane, the drive leads passed fields to the off road parking for the cottage. The garden is laid predominantly to lawn with a stepping stone path leading to the brick terrace.

- Charming Cottage in Rural Setting
- Edge of Sought After Village
- Sitting Room with Log Burner
- Kitchen/Breakfast Room
- Double Aspect Master Bedroom
- Two Further Bedrooms
- Family Bathroom
- Garden with Brick Terrace
- Off Road Parking
- Cranbrook School Catchment Area

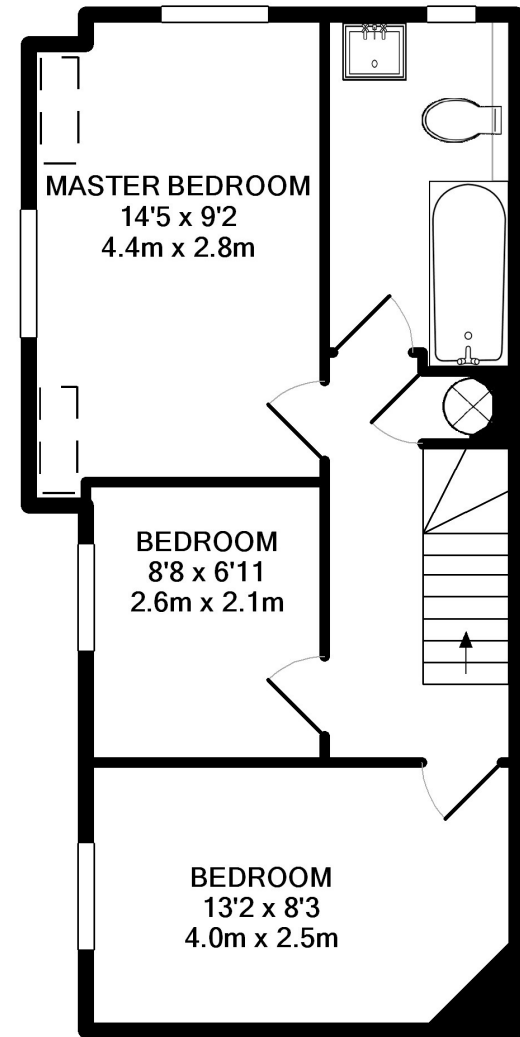








GROUND FLOOR



1ST FLOOR

TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 862.2SQ.FT. (80.9SQ.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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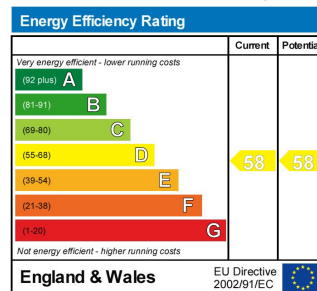
Energy Performance Certificate



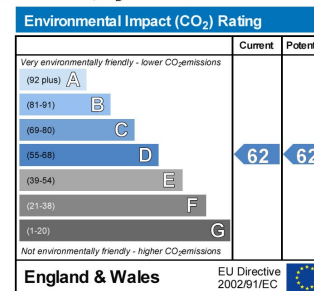
1 Folly Cottages
Mill Lane
Frittenden
CRANBROOK
TN17 2DS

Dwelling type: End-terrace house
Date of assessment: 11 October 2011
Date of certificate: 11 October 2011
Reference number: 8096-6096-0929-0396-3093
Type of assessment: RdSAP, existing dwelling
Total floor area: 83 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	253 kWh/m ² per year	253 kWh/m ² per year
Carbon dioxide emissions	3.6 tonnes per year	3.6 tonnes per year
Lighting	£48 per year	£48 per year
Heating	£563 per year	£563 per year
Hot water	£281 per year	£281 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



SERVICES

Mains electricity and water. Private drainage. Electric central heating.

Tunbridge Wells Borough Council - Council Tax Band B

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



H&H
HARPERS AND HURLINGHAM

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

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