

Cranbrook

KENT



Two barns for the price of one!

Stunning detached barn conversion

Situated on a much sought after lane leading to 2,000 acres of Bedgebury Forest the barn stands in beautifully manicured gardens with views over the lake and beyond to the surrounding countryside.

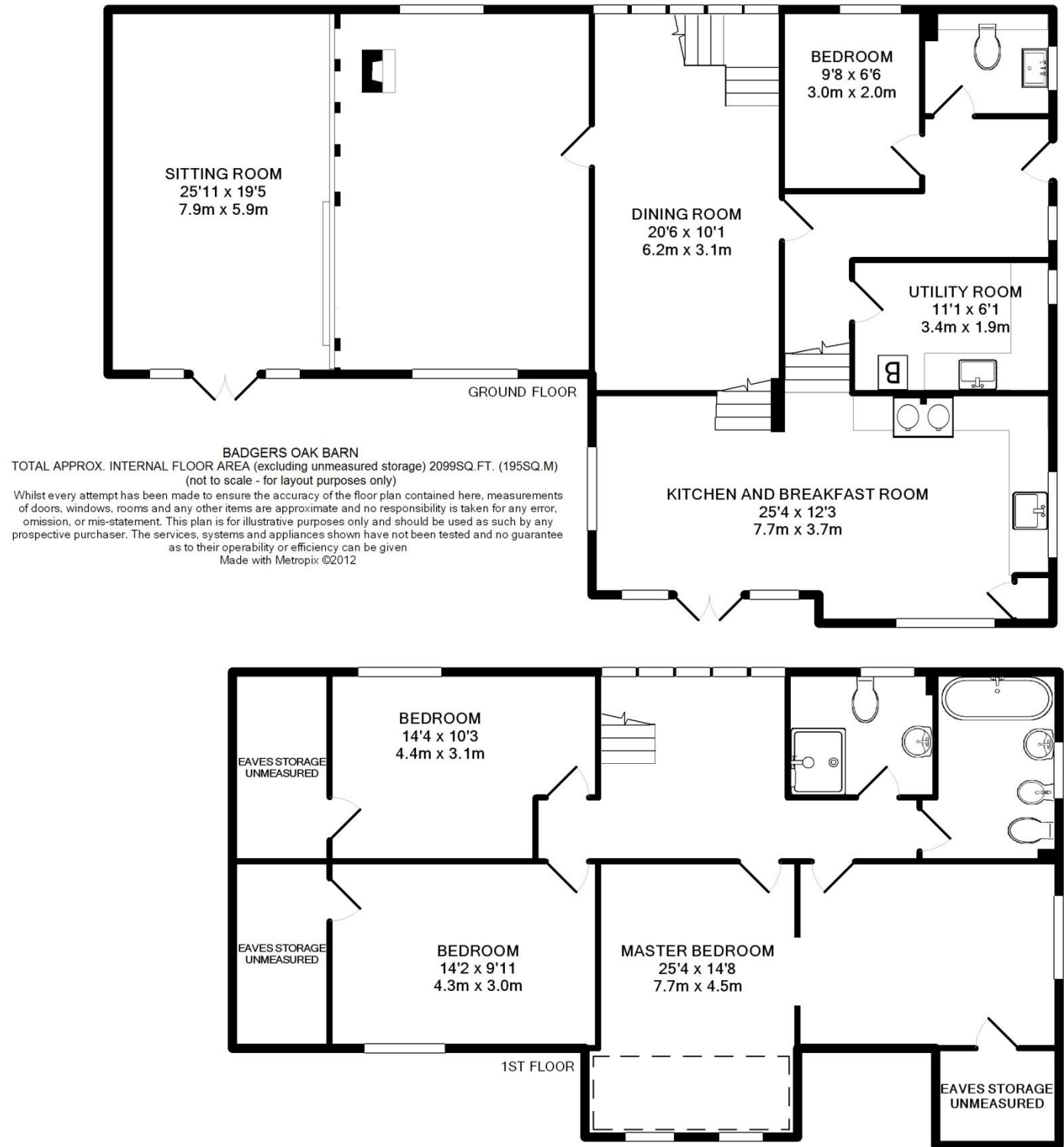
The accommodation consists of a double aspect sitting room with exposed beams, doors opening onto the terrace to enjoy the views and a stand alone woodburner, dining room with floor to ceiling windows and steps leading down to the triple aspect kitchen and breakfast room which opens onto the gardens.

On the ground floor there is also a utility room, cloakroom and bedroom. The first floor landing also benefits from a wall of windows and leads to the master bedroom with sitting room, two further double bedrooms, a family bathroom and a separate shower room.

The landscaped gardens of approx 2.5 acres are delightful with paved terraces for entertaining, lawns, flower and shrub beds, woodland and a stunning lake. Within the gardens there are a detached office, a summer house, two green houses and indoor swimming pool. There is ample off road parking.

Cranbrook School Catchment Area

This property also comes with a detached barn with planning permission for a separate three bedroom dwelling (details further on in the brochure).





Two barns for the price of one!

Full Planning Permission

This barn has full planning permission to convert to a separate residential three bedroom dwelling, there is also permission to create a second driveway which would allow for each of the barns to have separate access, the gardens can also be divided allowing for two individual properties.

The plans have open plan reception with separate office, kitchen, utility and cloakroom. Master bedroom ensuite and two further double bedrooms with terraces.



NOTES:

THIS DRAWING SHALL NOT TO BE SCALED

ALL BUILDING WORKS SHALL CONFORM WITH THE CURRENT BUILDING REGULATIONS, THE RELEVANT BRITISH STANDARDS, CODES OF PRACTICE AND ALL RELEVANT FACTORY REGULATIONS. ALL MATERIALS AND WORKMANSHIP SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH RELEVANT BRITISH STANDARDS AND MANUFACTURERS SPECIFICATIONS.

ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS.

ALL ELECTRICAL WORKS TO COMPLY WITH CURRENT IEE REGULATIONS.

SEE ALSO RELEVANT DRAWINGS FROM ANY SPECIALIST WORK OR STRUCTURAL DETAILS.

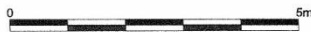
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PLEASE NOTE THAT PLANS ARE DRAWN TO THE SCALE SPECIFIED AND CAN BE SCALED FOR PLANNING PURPOSES ONLY.

MARK SELDEN LTD TRADING AS MSD ARCHITECTS



PROPOSED FIRST FLOOR PLAN
SCALE 1:50



PROPOSED GROUND FLOOR PLAN
SCALE 1:50



ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE
SUBJECT TO PLANNING & BUILDING CONTROL APPROVAL



Energy Performance Certificate



Badgers Oak Barn, Park Lane, , CRANBROOK, TN17 2SW

Dwelling type: Detached house
Date of assessment: 04 April 2012
Date of certificate: 04 April 2012
Reference number: 8802-6547-9429-0806-3423
Type of assessment: RdSAP, existing dwelling
Total floor area: 204 m²

Use this document to:

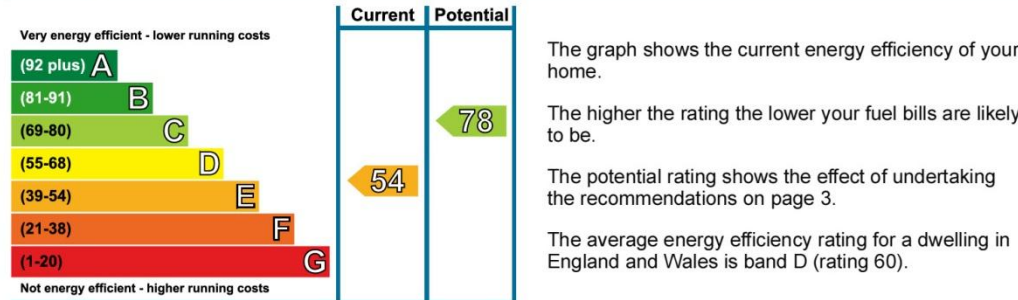
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£5,670
Over 3 years you could save	£2,157

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£357 over 3 years	£243 over 3 years	
Heating	£4,443 over 3 years	£2,778 over 3 years	
Hot Water	£870 over 3 years	£492 over 3 years	
Totals	£5,670	£3,513	

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.

Energy Efficiency Rating



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	£800 - £1,200	£438	✓
2 Draught proofing	£80 - £120	£108	✓
3 Low energy lighting for all fixed outlets	£30	£87	

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). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.



DIRECTIONS

With our Cranbrook office on your left, turn left onto the High Street, at the 'T' junction turn left onto the A229 to Hawkhurst. Continue on this road towards Hawkhurst, Park Lane is a turning on the right, Badgers Oak Barn is the first driveway on the left.



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