

# BIDDENDEN

KENT



## Benenden Road Biddenden Kent TN27 8BY

This must see detached family home is located on the rural outskirts of Biddenden.

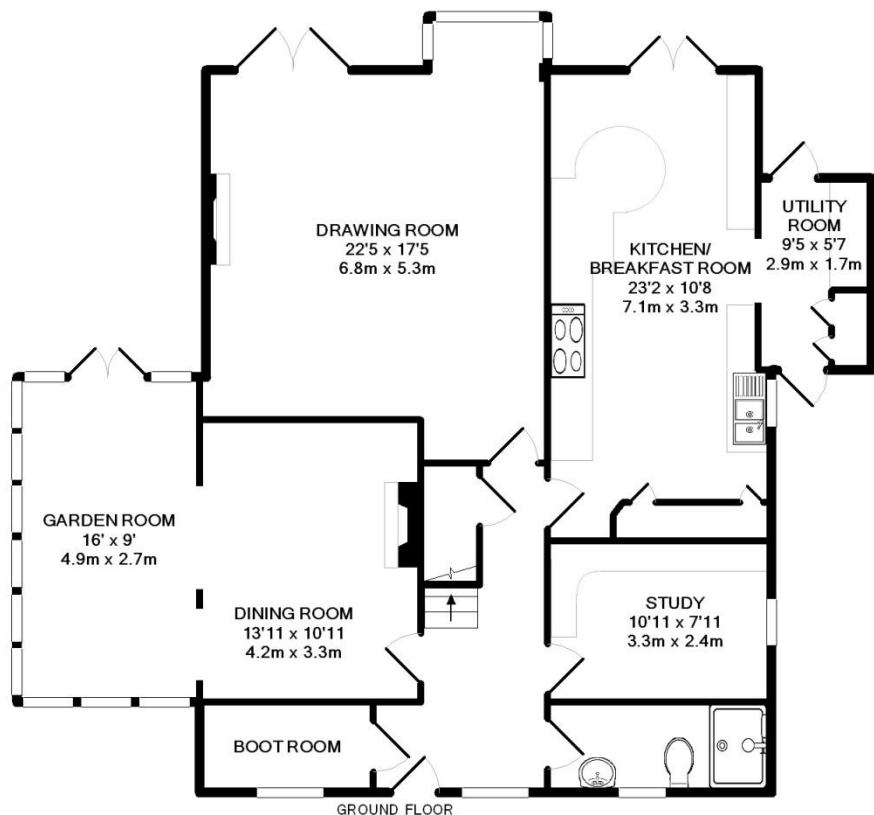
To fully enjoy the outside space that this property has to offer there are doors opening from each of the rooms to the rear onto the stone terrace. The terrace hosts a built in barbecue and a Summerhouse housing a hot tub. A path across the lawn leads to an area used as a further barbecue area and on to an area of woodland. Within the approx 1.5 acres there are various outbuildings. To one side of the driveway there is an ornamental pond whilst on the other side there is a double garage and ample off road parking.

- Detached Family House
- Drawing Room with Log Burner
- Dining Room
- Garden Room and Study
- Kitchen/Breakfast Room
- Utility, Boot Room and Shower Room
- Master Bedroom with Ensuite Shower
- Three Further Double Bedrooms
- Attic Room
- Grounds of Approx. 1.5 Acres
- Garage and Off Road Parking
- Cranbrook School Catchment Area





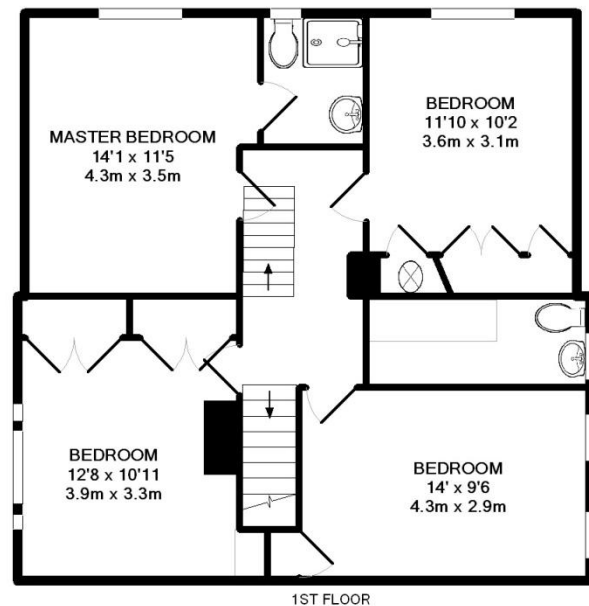




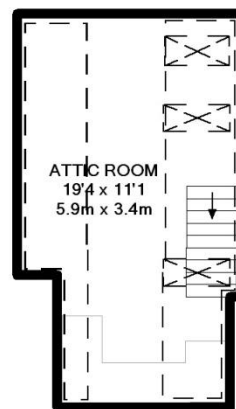
TOTAL APPROX. INTERNAL FLOOR AREA 2060.8SQ.FT. (191.45SQ.M)  
(not to scale - for layout purposes only)

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 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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1ST FLOOR



2ND FLOOR

# Energy Performance Certificate



Birchwood, Benenden Road, Biddenden, ASHFORD, TN27 8BY

**Dwelling type:** Detached house  
**Date of assessment:** 21 February 2013  
**Date of certificate:** 21 February 2013  
**Reference number:** 2398-1083-7242-0757-3914  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 220 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:** £ 11,232

**Over 3 years you could save** £ 2,244

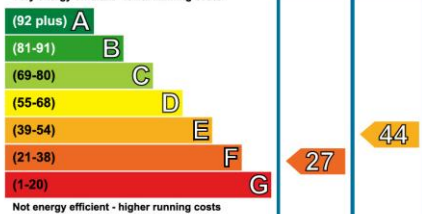
## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 384 over 3 years	£ 243 over 3 years	
Heating	£ 9,921 over 3 years	£ 8,307 over 3 years	
Hot Water	£ 927 over 3 years	£ 438 over 3 years	
<b>Totals</b>	<b>£ 11,232</b>	<b>£ 8,988</b>	

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

Very energy efficient - lower running costs



Current	Potential
27	44

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).

## 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 Low energy lighting for all fixed outlets	£210	£ 99	
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 1,863	✓
3 Solar water heating	£4,000 - £6,000	£ 282	✓

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](http://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, water and drainage. LPG central heating.

Ashford Borough Council - Council Tax Band F



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