

# BENENDEN

KENT





Believed to have been built in the early 1930's on land from the original Hemsted Estate when it was sold, this detached family house sits within the middle of it's grounds and enjoys stunning far reaching views over the adjoining countryside. The house is a blank canvas giving an ideal opportunity to extend, subject to the necessary planning permissions or just update.

Commensurate with the period the accommodation is adorned with high ceilings and numerous windows and consists of a double aspect drawing room with open fireplace, a sitting room, a double aspect dining room, a study, a double aspect family room, a kitchen/breakfast room, a utility room, a cloakroom, a boiler room and integral garage on the ground floor. On the first floor there is a triple aspect master bedroom with ensuite bath and shower room with separate w.c., three further double bedrooms, a family bathroom and separate w.c. There is an attic which has been partially boarded and enjoys light through two areas of glass tiles and could be further utilised subject to the necessary planning permission.

Outside a drive sweeps around to the front of the property and the double garage. The delightful gardens and grounds are approximately 3.75 acres. The gardens enjoy a brick terrace, lawns, mature trees and sculpted flower and shrub beds. The paddock wraps around the house and gardens with gates leading through a hedge boundary into the gardens. Within the gardens there is a greenhouse and two further outbuildings.

- Substantial Detached Family House
- Stunning Far Reaching Views over the Adjoining Countryside
- Double Aspect Drawing Room with Open Fireplace
- Dining Room, Sitting Room, Family Room and Study
- Kitchen/Breakfast Room
- Utility Room, Boiler Room and Cloakroom
- Master Bedroom with Ensuite Bathroom
- Three Further Double Bedrooms and Family Bathroom
- Delightful Landscaped Gardens and Paddock Approx. 3.75 Acres
- Outbuildings and Greenhouse
- Integral Garage, Detached Double Garage and Off Road Parking
- Cranbrook School Catchment Area





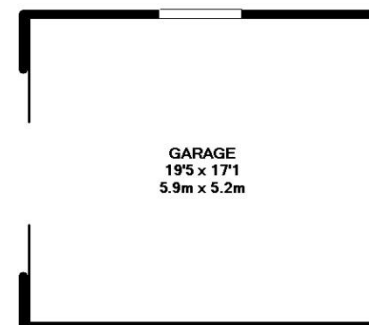
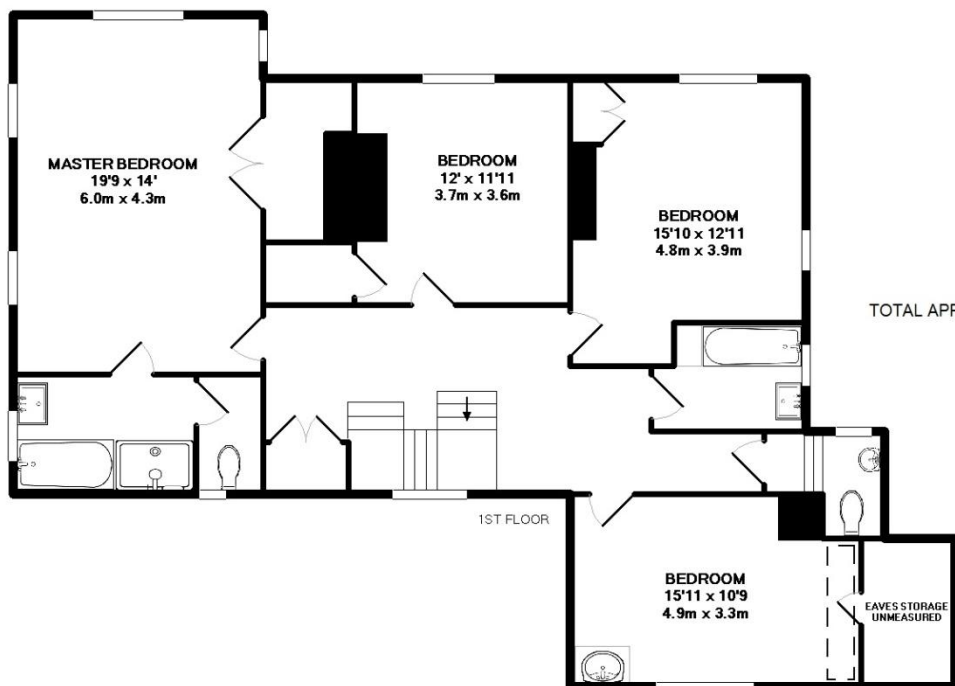
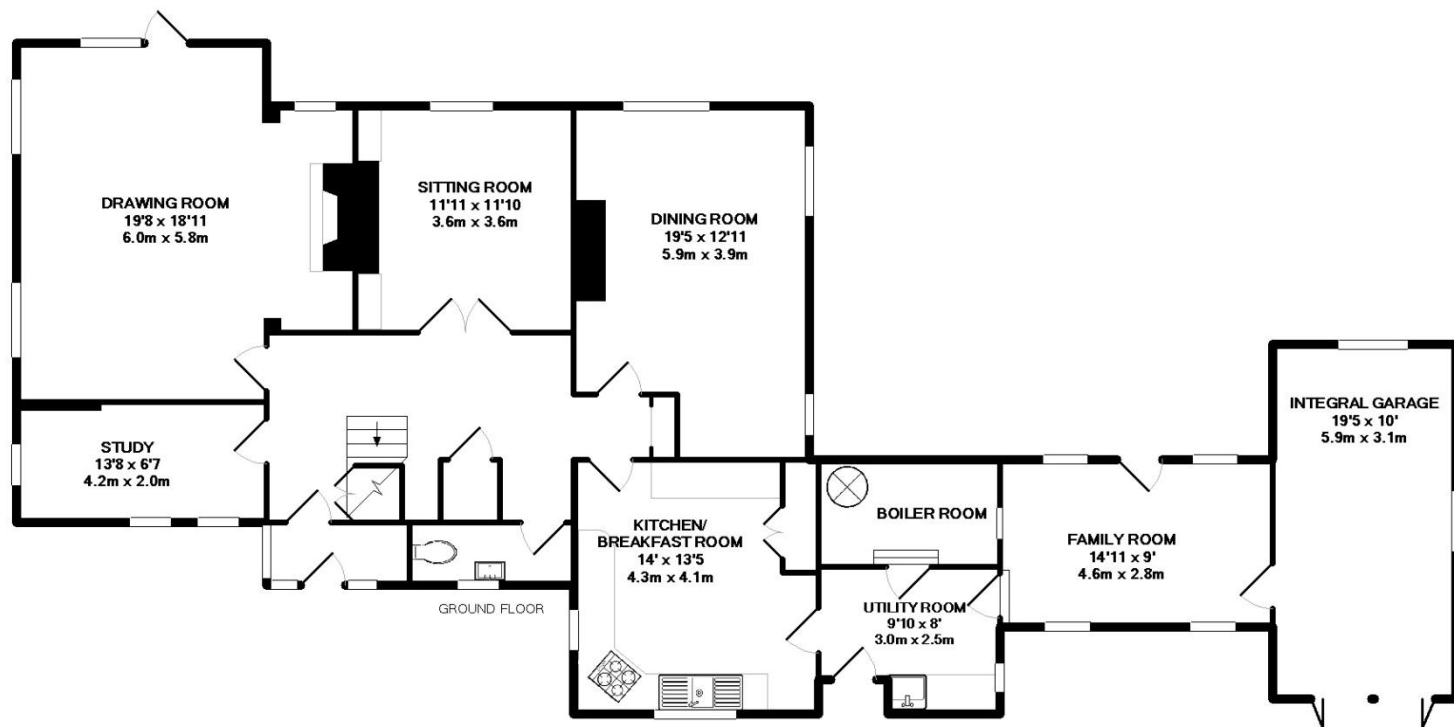












**TOTAL APPROX. INTERNAL FLOOR AREA (excluding integral garage and double garage) 2580.6SQ.FT. (239.8SQ.M)**  
(not to scale - for layout purposes only)

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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# Energy Performance Certificate

**Under Mount, Cranbrook Road, Benenden, CRANBROOK, TN17 4ET**

<b>Dwelling type:</b>	Detached house	<b>Reference number:</b>	9828-9044-7257-0967-0990
<b>Date of assessment:</b>	12 March 2013	<b>Type of assessment:</b>	RdSAP, existing dwelling
<b>Date of certificate:</b>	12 March 2013	<b>Total floor area:</b>	306 m <sup>2</sup>

## 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

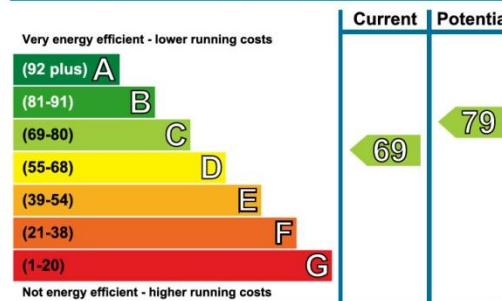
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 5,193</b>
<b>Over 3 years you could save</b>	<b>£ 834</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 561 over 3 years	£ 333 over 3 years	
Heating	£ 4,239 over 3 years	£ 3,633 over 3 years	
Hot Water	£ 393 over 3 years	£ 393 over 3 years	
<b>Totals</b>	<b>£ 5,193</b>	<b>£ 4,359</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



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 Increase loft insulation to 270 mm	£100 - £350	£ 255	✓
2 Floor insulation	£800 - £1,200	£ 384	✓
3 Low energy lighting for all fixed outlets	£85	£ 192	

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.





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