

WINSBURY

CRANBROOK



Winsbury

Anglely Road
Cranbrook
TN17 3LR

This delightful detached family home occupies an elevated position situated on the edge of the Wealden Town of Cranbrook.

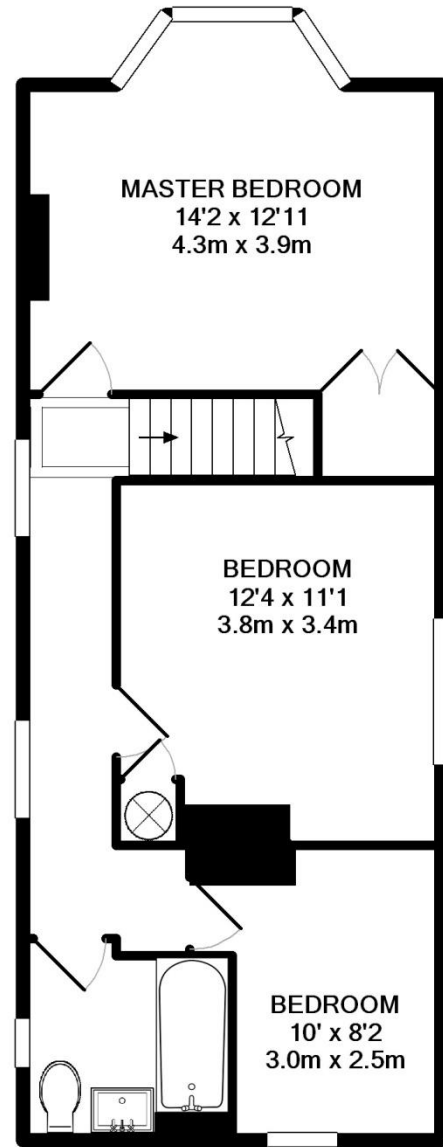
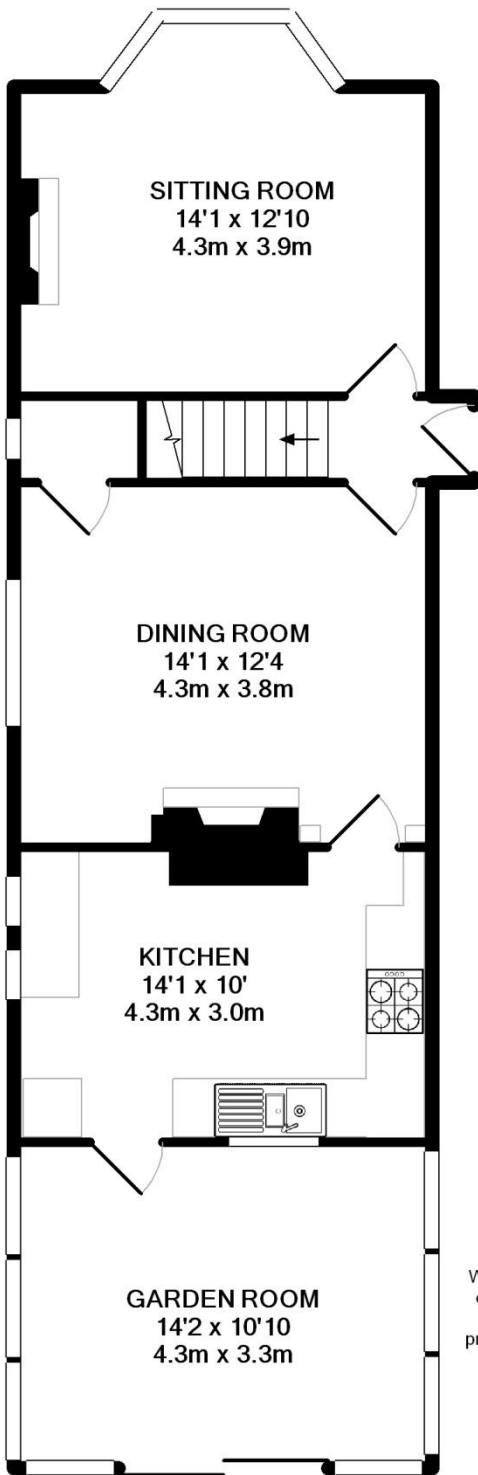
Outside the property is approached via steps to the front door. A gate leads via a paved path to the back garden with a delightful paved terrace with steps leading to an area of mainly lawn with well stocked mature flower beds to each side. At the end of the garden is a garden store and an additional terrace with views over the adjoining farmland. There is off road parking to the front of the property..

- Detached Family Home
- Edge of Town Location
- Sitting Room with Bay Window
- Dining Room with Wood Burner
- Fully Fitted Kitchen
- Garden Room
- Master Bedroom
- Two Further Bedrooms
- Family Bathroom
- Delightful Garden with Terracing
- Off Road Parking
- Cranbrook School Catchment Area









1ST FLOOR

TOTAL APPROX. INTERNAL FLOOR AREA 1084.6SQ.FT. (100.8SQ.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



Winsbury, Angley Road, CRANBROOK, TN17 3LR

Dwelling type: Detached house
 Date of assessment: 19 June 2013
 Date of certificate: 19 June 2013

Reference number: 0744-2871-6560-9597-8221
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 97 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: £ 3,180

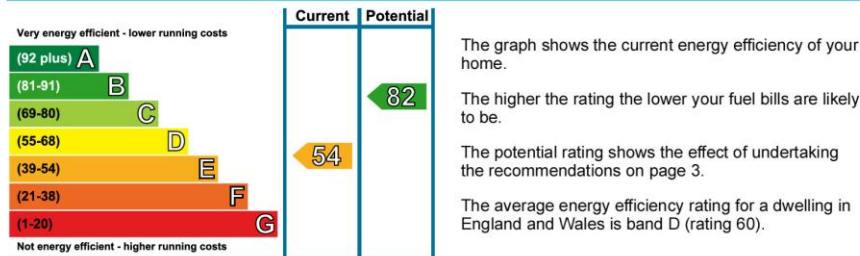
Over 3 years you could save £ 1,077

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 171 over 3 years	
Heating	£ 2,589 over 3 years	£ 1,677 over 3 years	
Hot Water	£ 372 over 3 years	£ 255 over 3 years	
Totals	£ 3,180	£ 2,103	

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 Cavity wall insulation	£500 - £1,500	£ 762	
2 Floor insulation	£800 - £1,200	£ 159	
3 Low energy lighting for all fixed outlets	£20	£ 39	

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). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



DIRECTIONS

With our offices on the left, turn right into Carriers Road, follow this road bearing left into Oatfield Drive. At the 'T' Junction turn left onto Angley Road. Winsbury is on the right hand side opposite New Road.

PRICE GUIDELINE **£395,000** FREEHOLD

SERVICES

Mains electricity, gas, water and drainage.

Tunbridge Wells Borough Council - Council Tax Band E



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