

RURAL SANDHURST

KENT



Ethnam Lane Sandhurst Kent TN18 5PS

On the market for the first time since it was rebuilt in 1977, this spacious family home occupies a 'no through road' country lane location with views over its own gardens, woodland and pasture of approximately 16.25 acres.

Outside an in and out driveway leads to the front of the property which sits within 1.38 acres of garden interspersed with well stocked flower and shrub beds. The 'U' shaped building forms a sheltered paved terrace which houses an ornamental fish pond and enjoys views down to the woodland. There are various outbuildings including a barn with tractor lodge, a static mobile home, a double garage, various sheds and a greenhouse.

- Detached Family Home with Views
- Country Lane Location
- Triple Aspect Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Master Bedroom with Ensuite
- Four Further Double Bedrooms
- Gardens with Paved Terrace
- Double Garage, Barn and Tractor Lodge
- Various Other Outbuildings
- Grounds of Approximately 16.25 Acres
- Cranbrook School Catchment Area





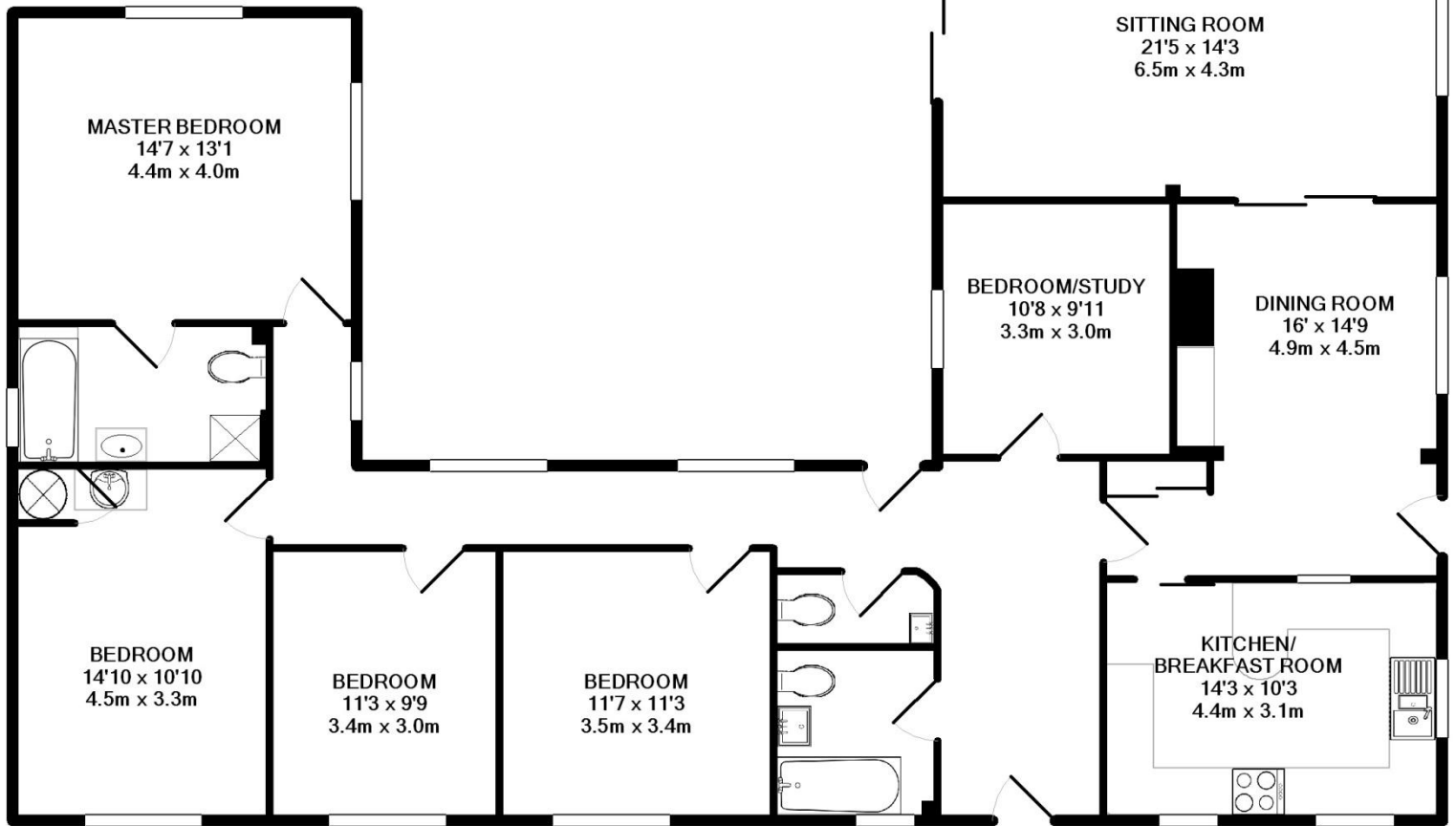
TOTAL APPROX. INTERNAL FLOOR AREA 1652.3SQ.FT. (153.5SQ.M)

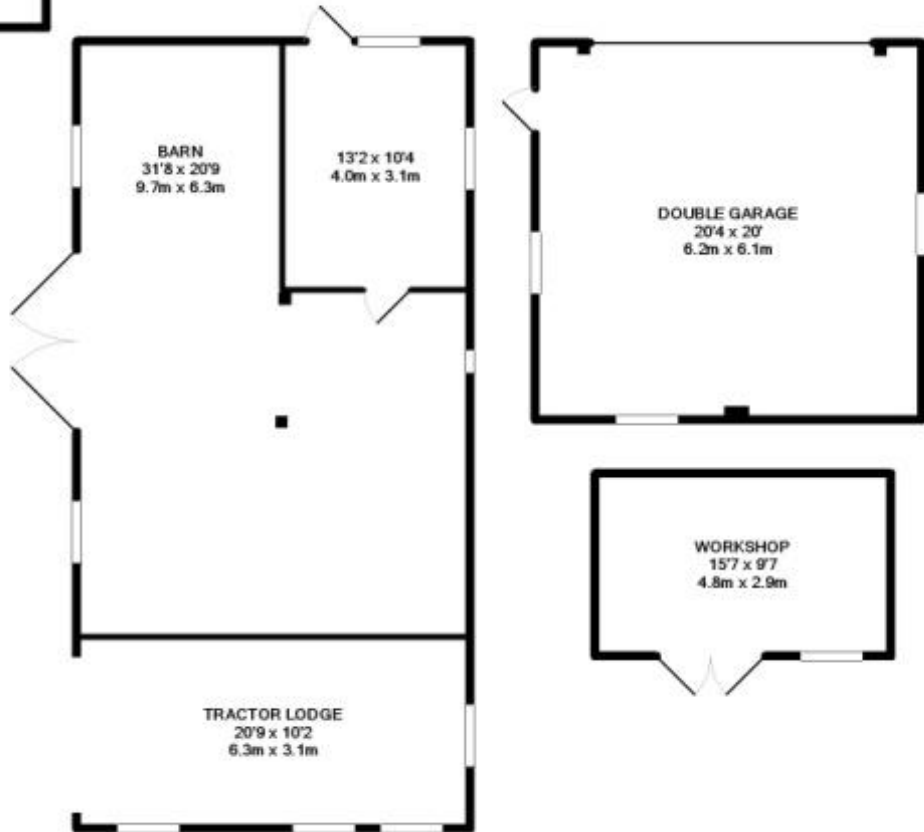
(not to scale - for layout purposes only)

(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



Valley View Farm, Ethnam Lane, Sandhurst, CRANBROOK, TN18 5PS

Dwelling type: Detached bungalow
 Date of assessment: 25 February 2014
 Date of certificate: 25 February 2014
 Reference number: 0428-2805-7223-9124-7025
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 170 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

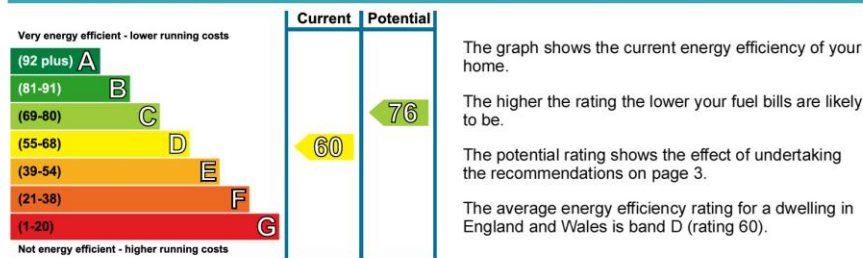
Estimated energy costs of dwelling for 3 years:	£ 5,217
Over 3 years you could save	£ 948

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 261 over 3 years	
Heating	£ 4,296 over 3 years	£ 3,618 over 3 years	
Hot Water	£ 660 over 3 years	£ 390 over 3 years	
Totals	£ 5,217	£ 4,269	

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	£ 696	✓
2 Solar water heating	£4,000 - £6,000	£ 252	✓
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 825	✓

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.



SERVICES

Mains electricity and water. Oil fired central heating. Private drainage.

Tunbridge Wells Borough Council - Council Tax Band E

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

PRICE GUIDELINE **£795,000** FREEHOLD



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