

FRITTENDEN

KENT



Bubhurst Lane Frittenden, Kent TN17 2BD

Believed to date back to the mid 1800's with later additions, this stunning cottage enjoys a rural location along a no through road on the outskirts of the village of Frittenden.

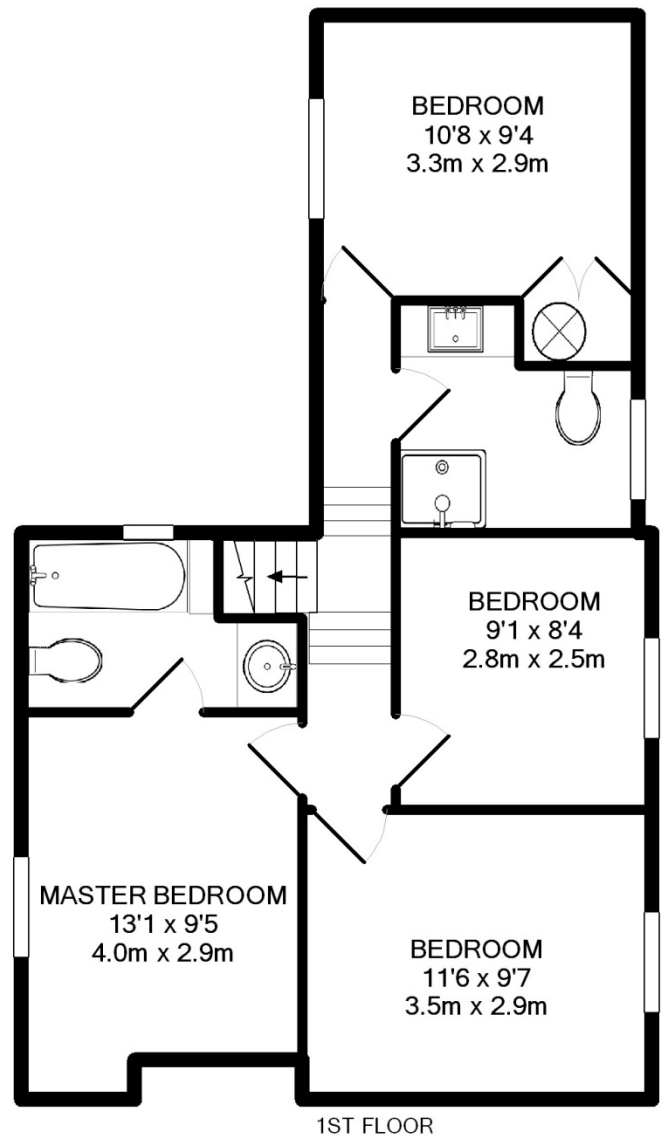
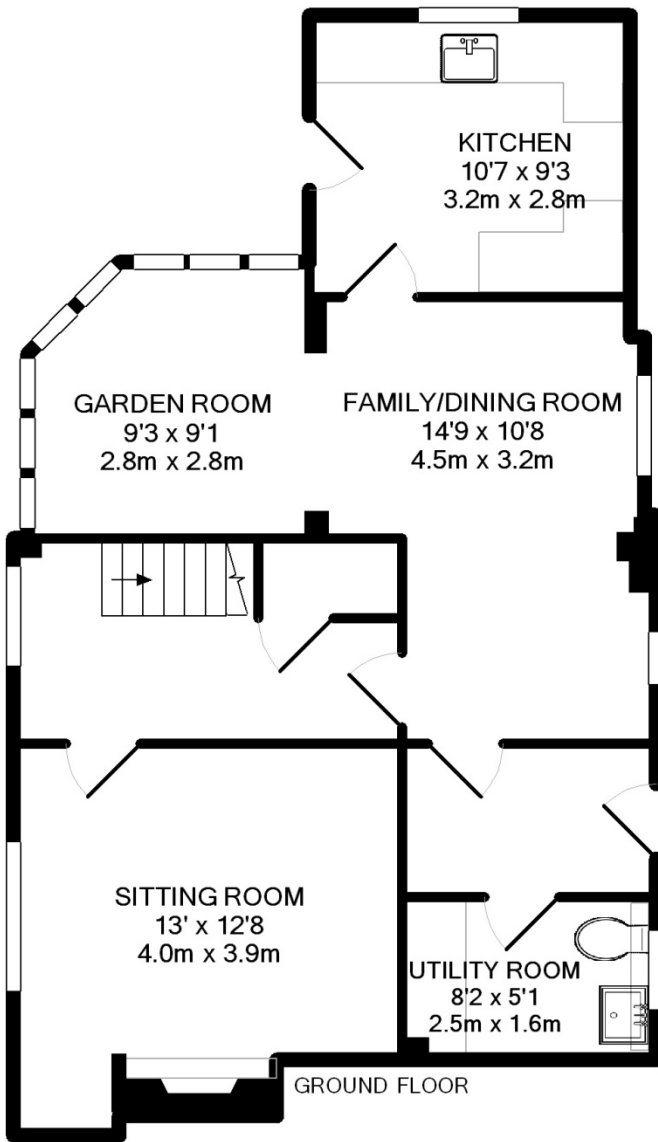
Outside a gate in a mature hedge opens onto a path to the front door. The enclosed south east facing garden of approx. 0.75 acres surrounds the cottage and is laid to lawn interspersed with a number of mature trees, there are a variety of outbuildings and garden stores, ample off road parking together with planning permission for a garage. Beyond the garden there is a paddock of approximately 3 acres, ideal for equestrian use or a smallholding subject to the necessary permissions.

- Delightful Rural Period Cottage
- Sitting Room with Log Burner
- Family/Dining Room
- Garden Room
- Fitted Kitchen
- Master Bedroom with Ensuite
- Three Further Bedrooms
- Family Shower Room
- Garden and Paddock Approx. 3.75 Acres
- Various Outbuildings
- Planning Permission for Garage
- Cranbrook School Catchment Area









TOTAL APPROX. INTERNAL FLOOR AREA 1149.6SQ.FT. (106.8SQ.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



1 Kenwards Cottages, Bubhurst Lane, Frittenden, CRANBROOK, TN17 2BD

Dwelling type: Semi-detached house Reference number: 8395-7924-3990-6482-3902
 Date of assessment: 02 April 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 02 April 2015 Total floor area: 127 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

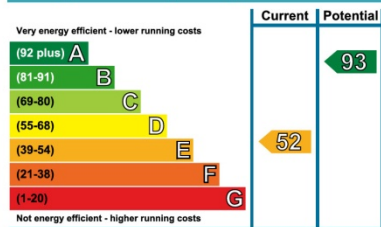
Estimated energy costs of dwelling for 3 years:	£ 4,257
Over 3 years you could save	£ 1,509

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 228 over 3 years	
Heating	£ 3,402 over 3 years	£ 2,142 over 3 years	
Hot Water	£ 627 over 3 years	£ 378 over 3 years	
Totals	£ 4,257	£ 2,748	

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 Cavity wall insulation	£500 - £1,500	£ 162	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 933	✓
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 171	✓

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. LPG for cooking. 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.



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