

# SANDHURST, KENT



ETHNAM LANE, SANDHURST, KENT TN18 5PS

## Striking Detached Family Home

Entrance Hall \* Sitting Room \* Family Room \* Study  
Kitchen/Breakfast/Garden Room \* Utility Room \* Cloakroom

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Master Bedroom with Ensuite \* Four Further Bedrooms  
Family Bath and Shower Room

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Enclosed Garden \* Detached Double Garage \* Off Road Parking

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Cranbrook School Catchment Area

Filled with light, this striking detached family home is presented in immaculate order throughout and is offered chain free. Built in 2007, the property sits within garden and grounds of approximately 0.5 acres, on a no through road on the outskirts of the sought after village of Sandhurst.

The accommodation consists of an entrance hall leading to a double aspect sitting room with fireplace, triple aspect family room with log burning stove, study, kitchen/breakfast/garden room, utility room and cloakroom on the ground floor.

On the first floor there is a triple aspect master bedroom with ensuite shower room, four further bedrooms and a family bath and shower room.

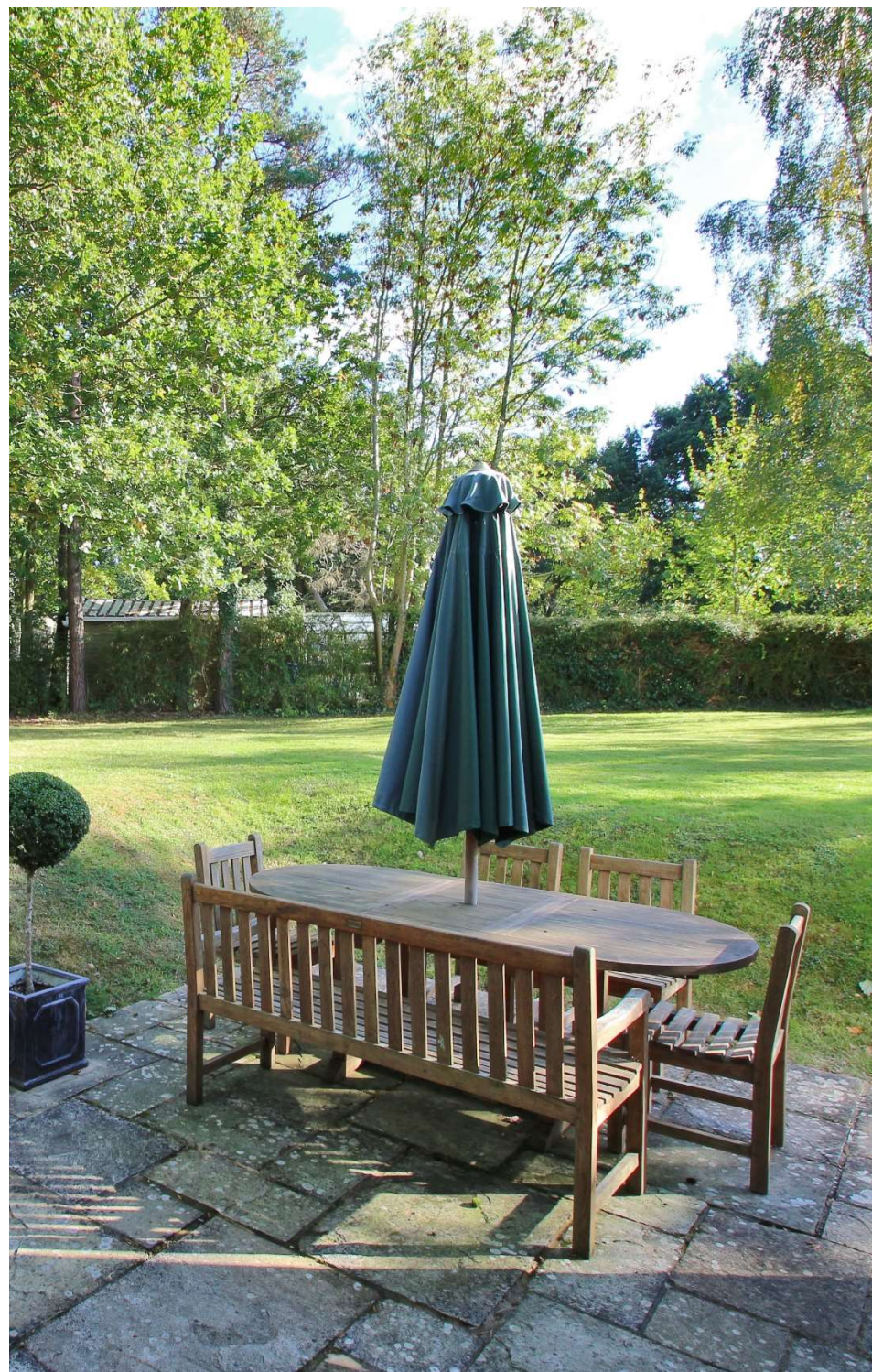
Outside a gated driveway leads to the detached double garage and provides ample off road parking. The garden and grounds of approximately 0.5 acres are laid predominantly to lawn bordered with mature hedging and a variety of trees, a vegetable garden with raised beds and a greenhouse. The paved terrace is ideal for outside entertaining.

### Harpers and Hurlingham

The Corner House  
Stone Street  
Cranbrook  
Kent  
TN17 3HE

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enquiries@harpersandhurlingham.com

[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)







Situated on the outskirts of the Village of Sandhurst, the property is within a short distance of the local amenities which include a post office and local store together with a well-regarded Primary School.

More comprehensive shopping and recreational facilities are available in nearby Hawkhurst or Cranbrook and a little further afield in Tunbridge Wells.

Together with the local primary school and Cranbrook School, there are a variety of state and public schools available in the area including Dulwich Preparatory School, Sutton Valence, Bethany, Benenden as well as grammar schools in Maidstone and Tonbridge.

Mainline Rail Services are available from either Staplehurst or Etchingham.



## SERVICES

Mains electricity, gas, water and drainage.

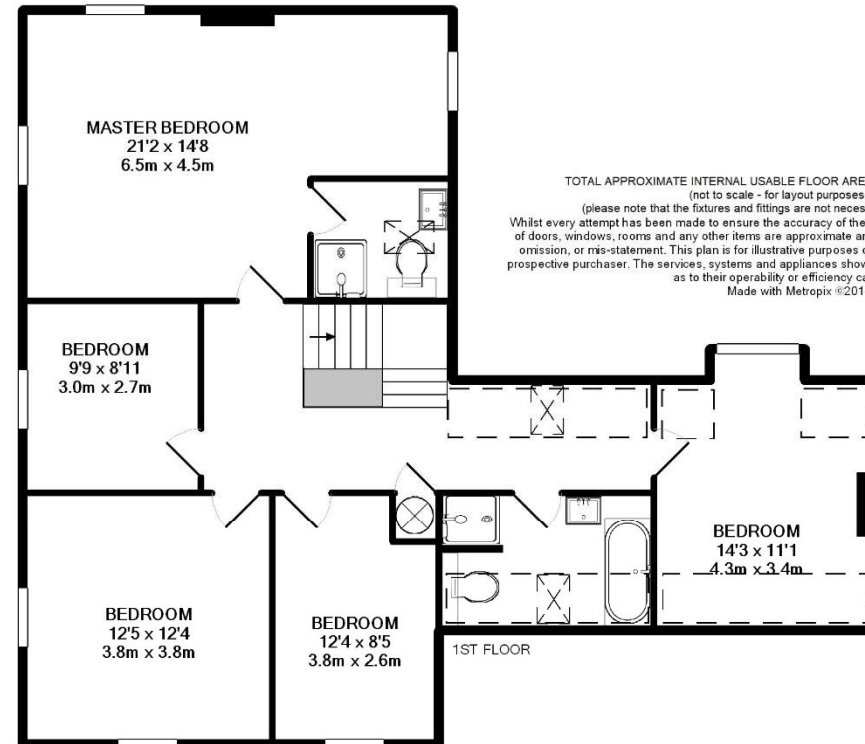
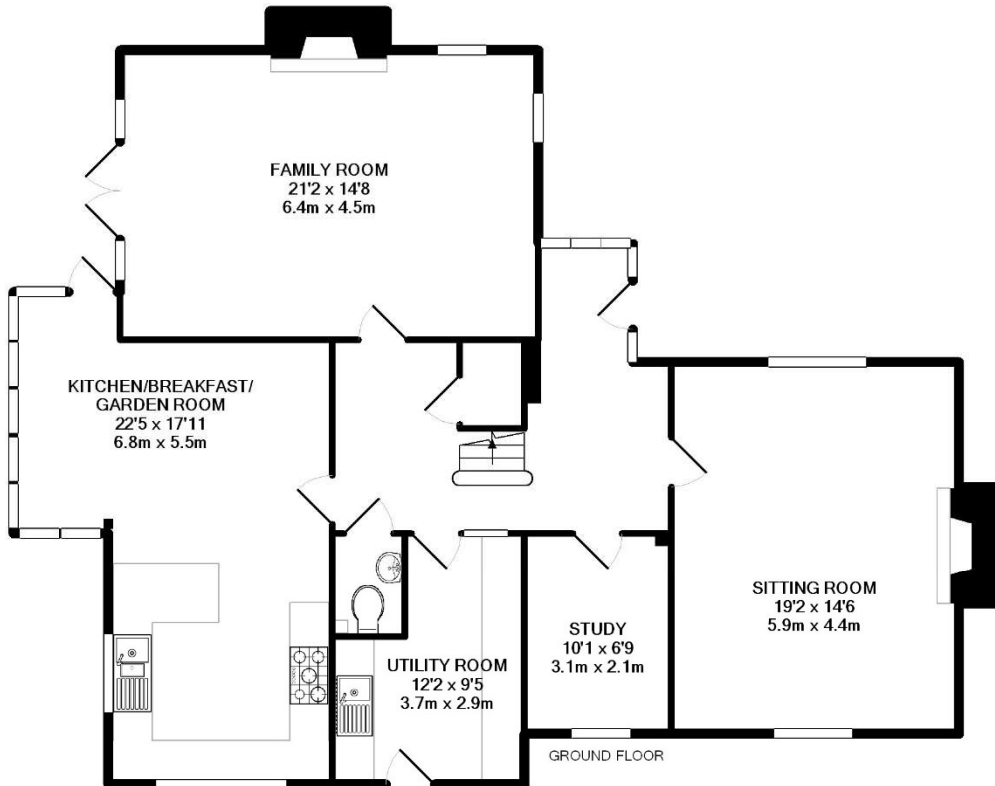
A building warranty is in place until 23/07/2019

Tunbridge Wells Borough Council - Council Tax Band G

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

Energy Performance Certificate			
Rotherway, Ethnam Lane, Sandhurst, CRANBROOK, TN19 5PS			
Dwelling type:	Detached house	Reference number:	8855-8126-0126-4707-0983
Date of assessment:	02 November 2018	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	02 November 2018	Total floor area:	237 m <sup>2</sup>
Use this document to:			
<ul style="list-style-type: none"> <li>Compare current ratings of properties to see which properties are more energy efficient</li> <li>Find out how you can save energy and money by installing improvement measures</li> </ul>			
Estimated energy costs of dwelling for 3 years:			£ 2,895
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 339 over 3 years	£ 339 over 3 years	Not applicable
Heating	£ 2,226 over 3 years	£ 2,226 over 3 years	
Hot Water	£ 330 over 3 years	£ 330 over 3 years	
<b>Totals</b>	<b>£ 2,895</b>	<b>£ 2,895</b>	
These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.			
Energy Efficiency Rating			
		<p>The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>	
Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	
1 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 642	
2 Wind turbine	£15,000 - £25,000	£ 1,776	
To find out more about the recommended measures and other actions you could take today to save money, visit <a href="http://www.gov.uk/energy-grants-calculator">www.gov.uk/energy-grants-calculator</a> or call 0300 123 1234 (outside national rate). The Green Deal may enable you to make your home warmer and cheaper to run.			

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TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 2268.2SQ.FT. (210.7SQ.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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