

HAWKHURST

KENT



Slip Mill Lane, Hawkhurst, Kent TN18 5AD

This detached chalet style family property is located on a country lane within walking distance of Bedgebury Forest.

Enjoying delightful countryside views the gardens and paddock to the rear amount to approx. 1.3 acres.

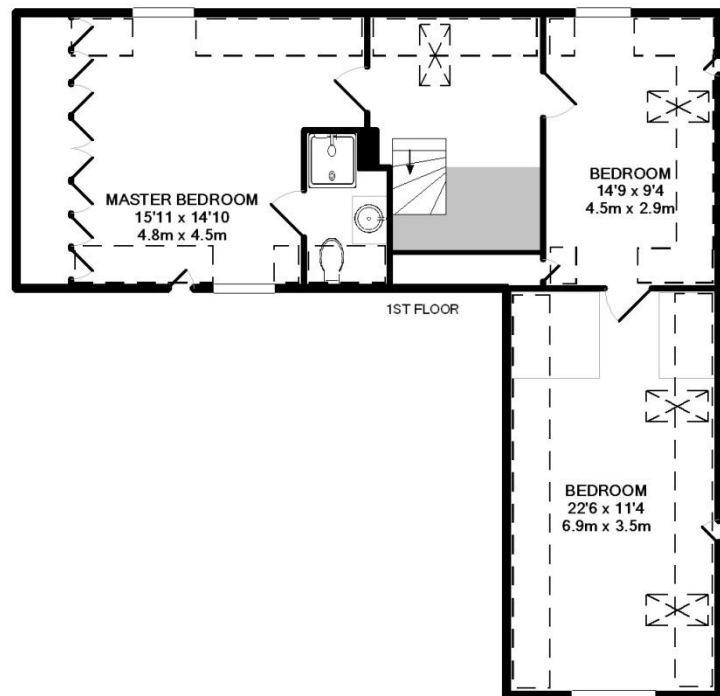
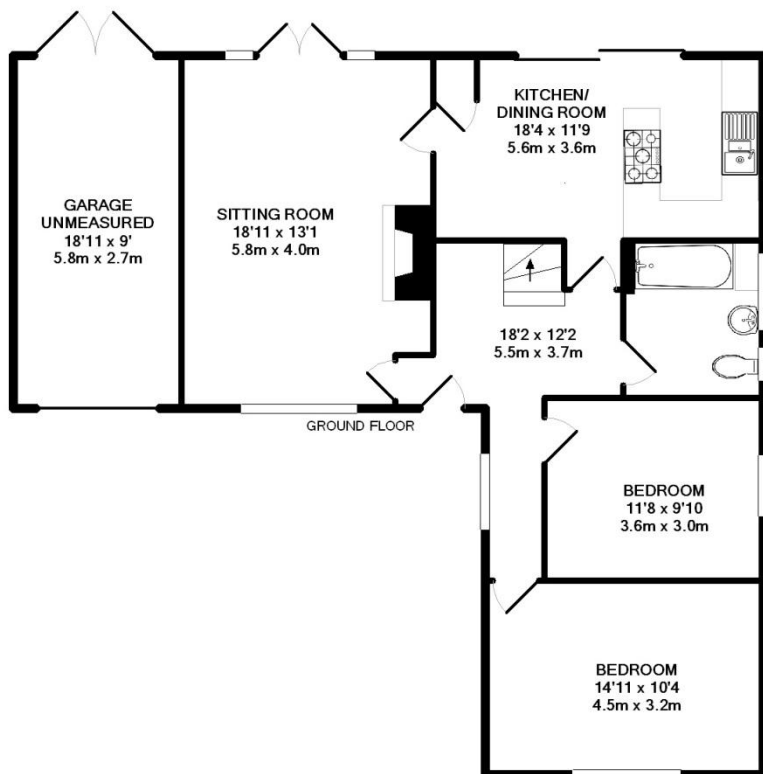
The property comes with the benefits of planning permission for a two storey extension providing an additional reception room, larger kitchen and two additional bedrooms. The footings for the extension are already in place.

- Detached Chalet Style Property
- Double Aspect Sitting Room
- Kitchen/Dining Room
- Two Ground Floor Bedrooms
- Family Bathroom
- Master Bedroom with Ensuite
- Two Interconnecting Bedrooms
- Grounds Approx. 1.3 Acres
- Garage and Off Road Parking
- Planning Permission to Extend
- Walking Distance of Bedgebury
- Cranbrook School Catchment Area









TOTAL APPROX. INTERNAL AREA (excluding garage) 1531.7SQ.FT. (142.3SQ.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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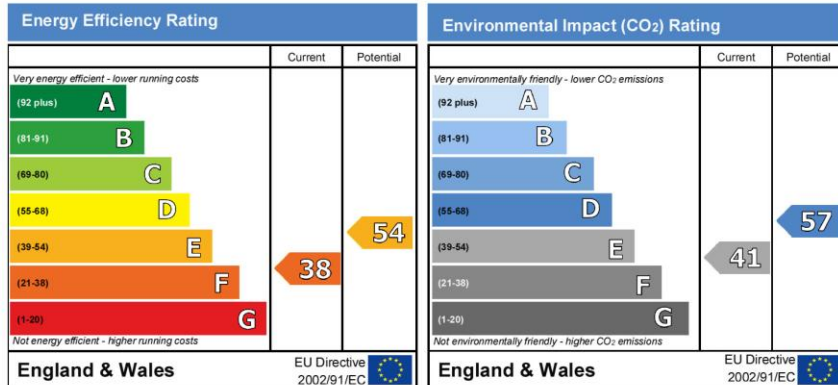
Energy Performance Certificate



Silverley,
Slip Mill Lane,
Hawkhurst,
CRANBROOK, TN18 5AD

Dwelling type: Detached house
Date of assessment: 13 October 2008
Date of certificate: 13 October 2008
Reference number: 8196-6475-2220-0896-4083
Total floor area: 147 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



England & Wales

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	419 kWh/m ² per year	295 kWh/m ² per year
Carbon dioxide emissions	9.0 tonnes per year	6.1 tonnes per year
Lighting	£135 per year	£68 per year
Heating	£1,246 per year	£919 per year
Hot water	£155 per year	£117 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome



SERVICES

Mains electricity, gas, water and drainage.

Tunbridge Wells Borough Council – Council Tax Band E



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