

STAPLEHURST

KENT



Staplehurst,
Kent
TN12 0SY

This delightful detached family home is within walking distance of the mainline station at Staplehurst.

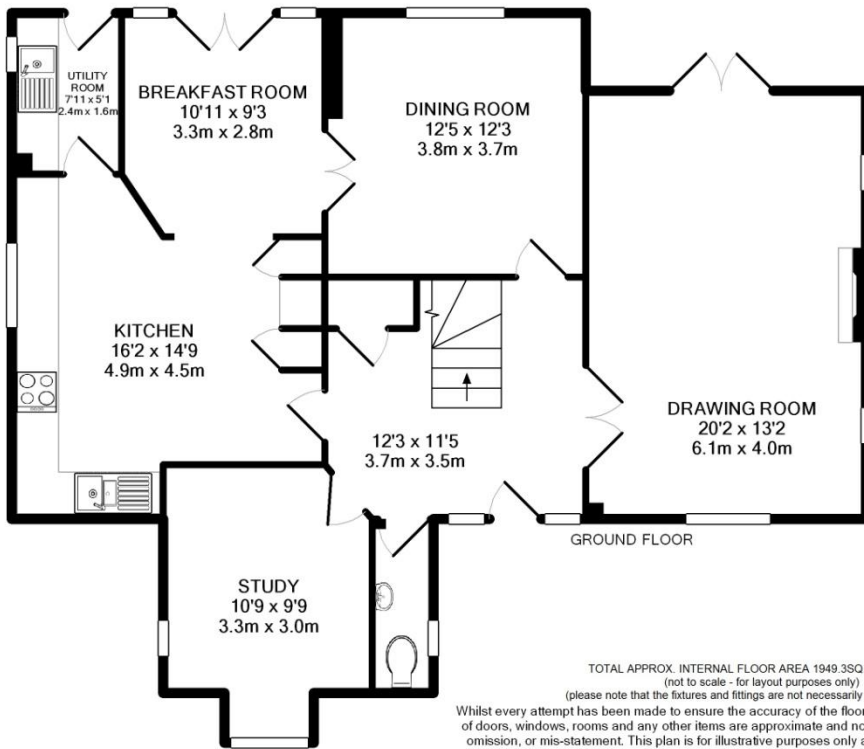
Outside there is a detached double garage with door leading to the garden. The garden to the front is laid to lawn bordered with flower beds and dissected by a path which leads around to the garage. A gate leads through into the back garden which is enclosed, laid predominantly to lawn with pretty mature flower beds and a brick terrace which opens onto a path that leads to a second terrace.

- Detached Family Property
- Triple Aspect Drawing Room
- Dining Room
- Double Aspect Study
- Kitchen and Breakfast Room
- Utility Room and Cloakroom
- Master Bedroom with Ensuite
- Four Further Bedrooms
- Enclosed Garden with Terrace
- Detached Double Garage
- Walking Distance to Mainline Station
- Cranbrook School Catchment Area







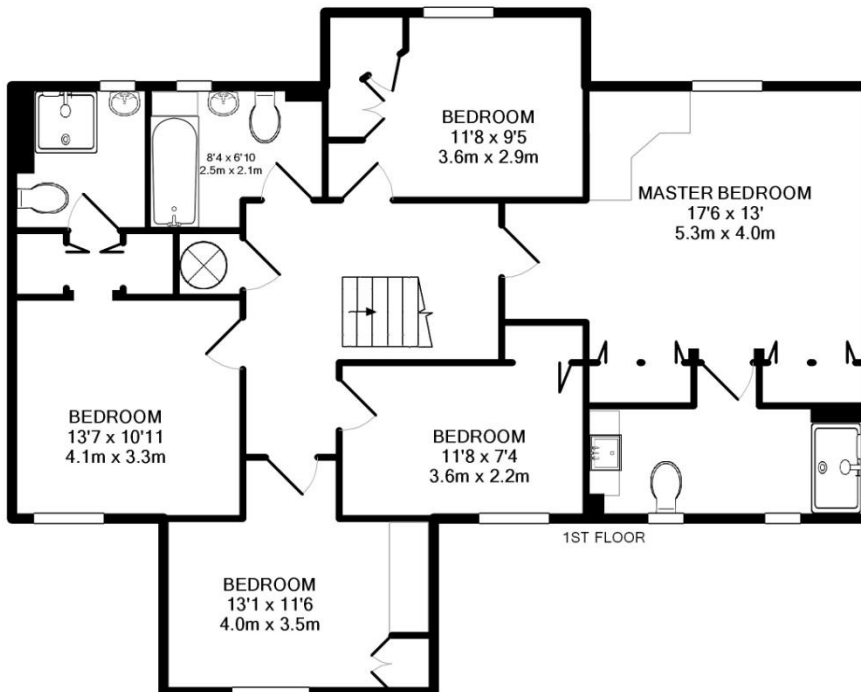


TOTAL APPROX. INTERNAL FLOOR AREA 1949.3SQ.FT. (181.1SQ.M)
(not to scale - for layout purposes only)

(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



5, Barn Meadow, Staplehurst, TONBRIDGE, TN12 0SY

Dwelling type: Detached house
Date of assessment: 15 April 2014
Date of certificate: 15 April 2014
Reference number: 8194-7224-2520-2255-1992
Type of assessment: RdSAP, existing dwelling
Total floor area: 188 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

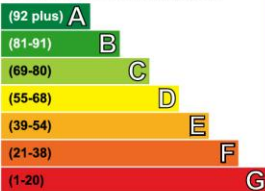
Estimated energy costs of dwelling for 3 years:	£ 4,149
Over 3 years you could save	£ 528

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 495 over 3 years	£ 255 over 3 years	
Heating	£ 3,204 over 3 years	£ 3,081 over 3 years	
Hot Water	£ 450 over 3 years	£ 285 over 3 years	
Totals	£ 4,149	£ 3,621	

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

Very energy efficient - lower running costs



Current	Potential
66	78

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 Floor insulation	£800 - £1,200	£ 180	
2 Low energy lighting for all fixed outlets	£70	£ 198	
3 Solar water heating	£4,000 - £6,000	£ 147	

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, gas, water and drainage.

Maidstone 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.



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