

BIDDENDEN

KENT



Cloth Hall Gardens Biddenden Kent TN27 8AT

Nearing completion, this delightful detached family home which is finished to an extremely high standard throughout, sits well in its gardens, behind electric gates, within walking distance of the centre of Biddenden.

Approached through electric gates onto a drive of graphite chips with adjoining lawn, the gardens area enclosed and wrap around the property. A path leads around the property to the rear where there is a paved terrace, log store and garden store.

- Detached Newly Built Family Home
- NHBC Ten Year Guarantee
- Open Plan Sitting/Dining/Kitchen
- Study/Family Room/Bedroom
- Utility Room
- Master Bedroom with Ensuite
- Two Further Double Bedrooms
- Family Bathroom and Shower Room
- Enclosed Wrap Around Gardens
- Gated Off Road Parking
- Walking Distance to Village Centre
- Cranbrook School Catchment Area

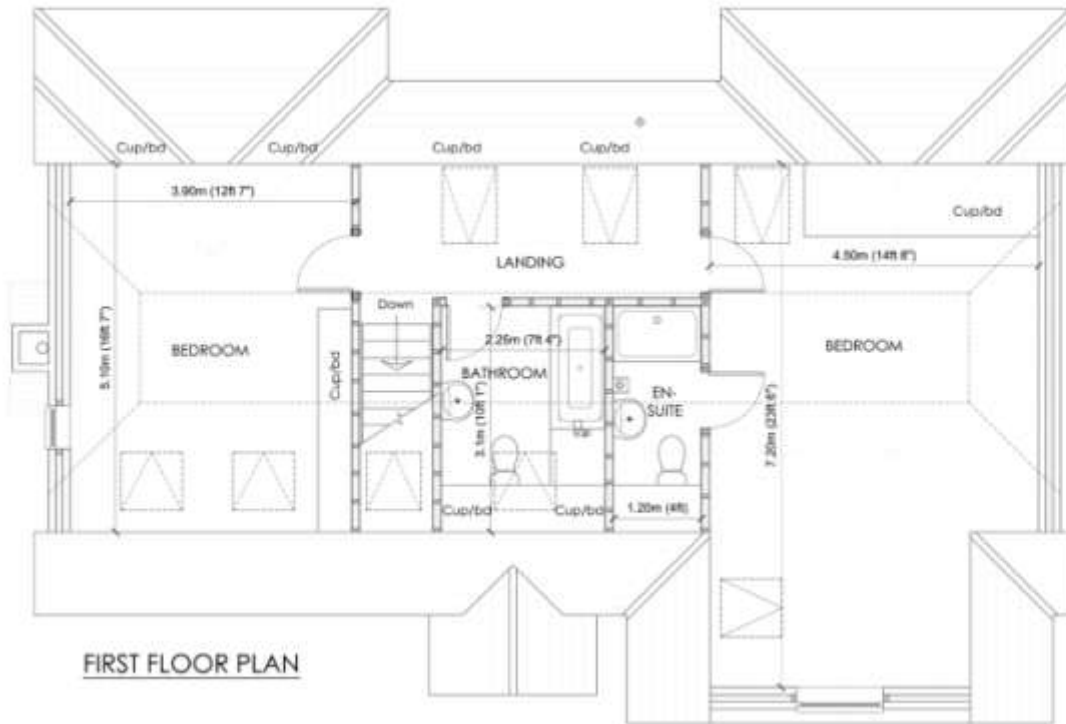








GROUND FLOOR PLAN



FIRST FLOOR PLAN

Drawn by:
 Approved by:
 15/07/2014

Rev	Issue	Description	Date
 CHRIS SAUNDERS 01632 320900 15/07/2014 1/18/14/00001			
Client: Gobion Homes Ltd.			
Project location: Colco, Clift Hill Gardens Bridgford, Leic.			
Project type: New Dwelling			
Drawn by: D1A			
Scale: 1:25	Date: July 2014	Drawn by: CPS	Checked by: D1A
Project number: 1426			
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Energy Performance Certificate



Calico, Cloth Hall Gardens, Biddenden, ASHFORD, TN27 8AT

Dwelling type: Detached house Reference number: 8534-7138-2590-4766-1926
 Date of assessment: 26 August 2014 Type of assessment: SAP, new dwelling
 Date of certificate: 26 August 2014 Total floor area: 176 m²

Use this document to:

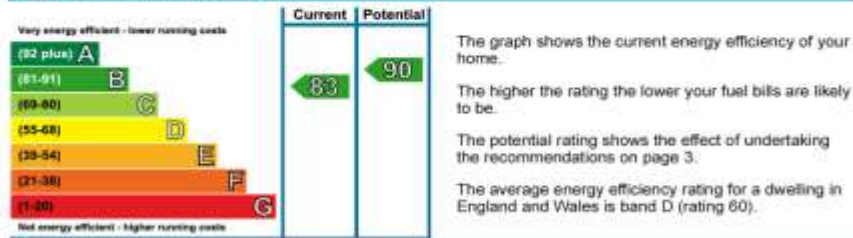
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,956
Over 3 years you could save	£ 144

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 309 over 3 years	£ 309 over 3 years	
Heating	£ 1,302 over 3 years	£ 1,314 over 3 years	
Hot Water	£ 345 over 3 years	£ 189 over 3 years	
Totals	£ 1,956	£ 1,812	

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



Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 150
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 822



SERVICES

Mains electricity, gas, water and drainage.

Ashford Borough Council - Council Tax Band

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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