

SISSINGHURST

KENT



Sissinghurst Road Sissinghurst Kent TN17 2JA

This stunning detached single kiln converted oast is located in the pretty village of Sissinghurst.

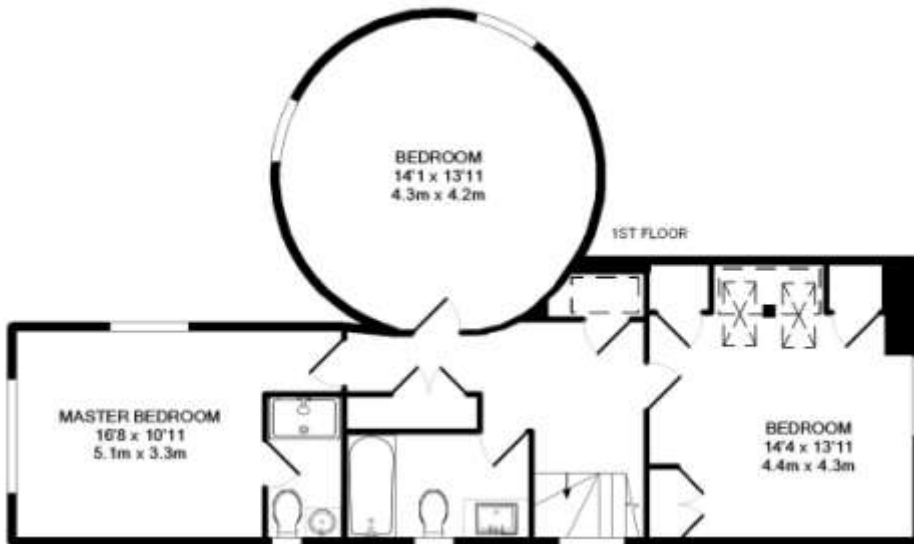
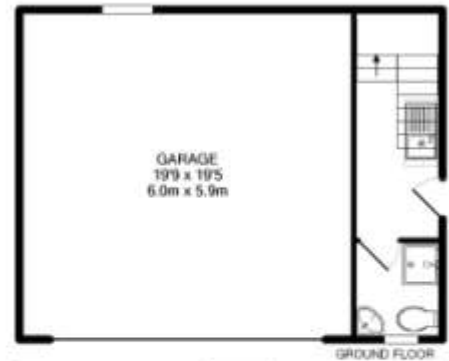
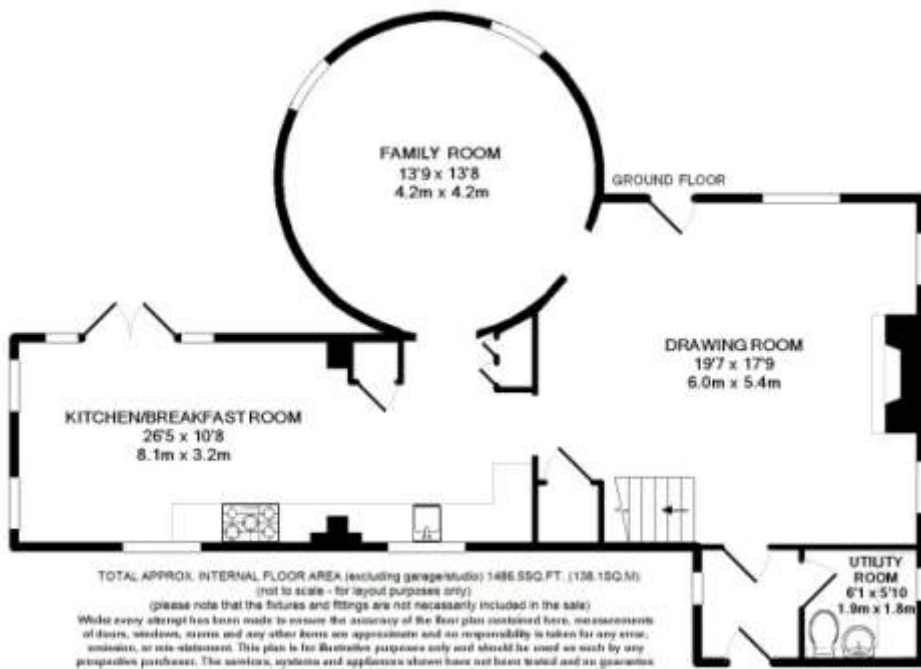
The driveway leads to an area of off road parking, the detached double garage with room above and shower room and on to the oast. The landscaped gardens are to the side and rear of the oast, laid predominantly to lawn with mature hedging, trees and flower and shrub beds. There is a natural pond which is screened behind a hedge.

- Stunning Detached Oast
- Drawing Room with Open Fireplace
- Family Room in the Roundel
- Triple Aspect Kitchen/Breakfast Room
- Utility/Cloakroom
- Master Bedroom with Ensuite
- Two Further Double Bedrooms
- Family Bathroom
- Landscaped Gardens with Pond
- Double Garage with Room Above
- Ample Off Road Parking
- Cranbrook School Catchment Area









Energy Performance Certificate



Gate House East, Sissinghurst Road, Sissinghurst, CRANBROOK, TN17 2JA

Dwelling type: Detached house Reference number: 0206-2825-7113-9122-0161
 Date of assessment: 25 September 2012 Type of assessment: RUSAP: existing dwelling
 Date of certificate: 02 October 2012 Total floor area: 145 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:	£ 2,934
Over 3 years you could save	£ 681

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 360 over 3 years	£ 219 over 3 years	
Heating	£ 2,415 over 3 years	£ 1,875 over 3 years	
Hot Water	£ 159 over 3 years	£ 159 over 3 years	
Totals	£ 2,934	£ 2,253	

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
 (92 plus) A
 (85-91) B
 (80-84) C
 (75-79) D
 (70-74) E
 (65-69) F
60-64 G
55-59 H
50-54 I
45-49 J
40-44 K
35-39 L
30-34 M
25-29 N
20-24 O
15-19 P
10-14 Q
5-9 R
0-4 S
Not energy efficient - higher running costs

Current 80% **Potential** 85%

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 4.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65).

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. Increase loft insulation to 270 mm	£100 - £350	£ 67	
2. Cavity wall insulation	£50 - £1,500	£ 240	
3. Floor insulation	£800 - £1,200	£ 234	

See page 4 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/saveenergy (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.

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.



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