

# GOUDHURST

KENT



## Horden, Goudhurst Cranbrook, Kent TN17 2NE

Originally two cottages, this unlisted period cottage now offers a delightful family home in a rural location between Goudhurst and Cranbrook, enjoying views of the adjacent countryside.

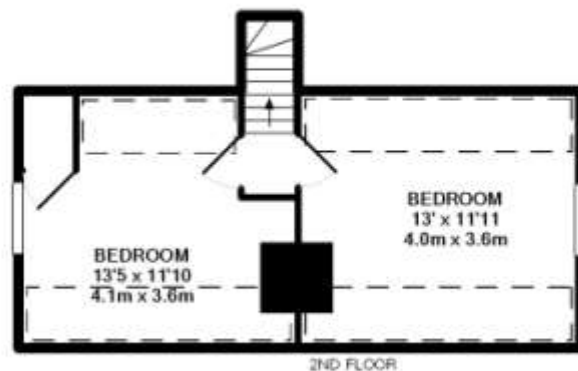
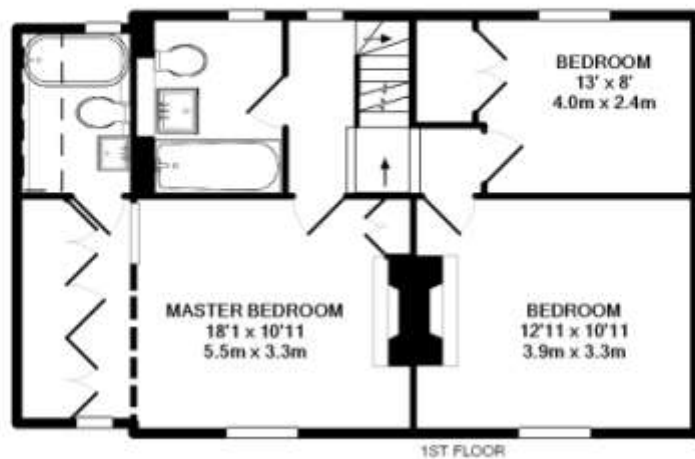
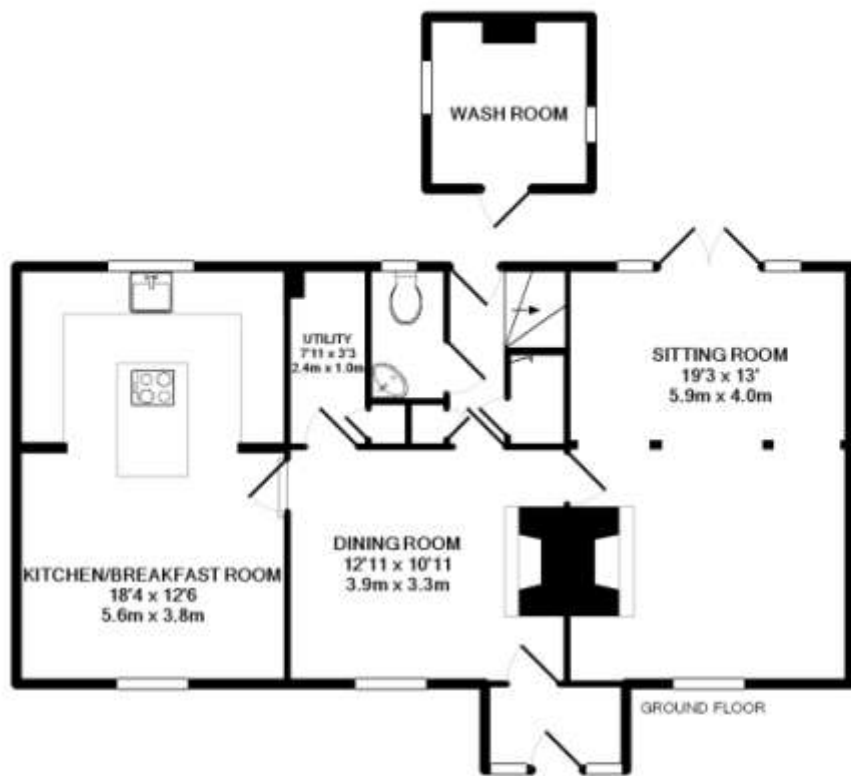
The cottage sits well within its grounds and is approached via an in and out driveway. Laid predominantly to lawn, there is a natural pond, an area of woodland surrounds the pond whilst a variety of mature trees, shrubs and plants adorn the grounds. Behind the cottage there is a brick built wash house and separate privy both of which could, subject to the necessary planning permission, be incorporated into the cottage or used to create a detached home office.

- Rural Detached Period Cottage
- Unlisted with Countryside Views
- Double Aspect Sitting Room
- Dining Room with Fireplace
- Kitchen/Breakfast Room
- Master Bedroom with Ensuite
- Four Further Double Bedrooms
- Family Bathroom and Cloakroom
- Wraparound Gardens with Pond
- Brick Wash House
- Off Road Parking
- Cranbrook School Catchment Area









TOTAL APPROX. INTERNAL FLOOR AREA (excluding wash room) 1561.85Q.FT. (145.15Q.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



Little Horden Cottage, Horden, CRANBROOK, TN17 2NE

Dwelling type: Detached house  
 Date of assessment: 31 July 2014  
 Date of certificate: 31 July 2014  
 Reference number: 8204-7223-2230-3689-2972  
 Type of assessment: RUSAP, existing dwelling  
 Total floor area: 156 m<sup>2</sup>

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:	£ 4,854
Over 3 years you could save	£ 1,647

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 441 over 3 years	£ 225 over 3 years	
Heating	£ 3,777 over 3 years	£ 2,625 over 3 years	
Hot Water	£ 636 over 3 years	£ 357 over 3 years	
<b>Totals</b>	<b>£ 4,854</b>	<b>£ 3,207</b>	

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



## 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. Internal or external wall insulation	£4,000 - £14,000	£ 121	✓
2. Floor insulation	£800 - £1,200	£ 341	✓
3. Draught proofing	£80 - £120	£ 173	✓

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](http://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.

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## SERVICES

Mains electricity and water. Oil fired central heating.

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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