

SANDHURST

KENT



Rye Road, Sandhurst, Kent TN18 5JQ

Believed to date from the early 20th century, this charming period cottage sits in approximately 0.3 acres within walking distance of the centre of Sandhurst and enjoys views over the Windmill.

The well proportioned accommodation consists of an entrance hall/study, double aspect sitting room with fireplace, kitchen/dining room, conservatory, utility room and cloakroom on the ground floor.

On the first floor there is a double aspect master bedroom, three further bedrooms and a family bath and shower room.

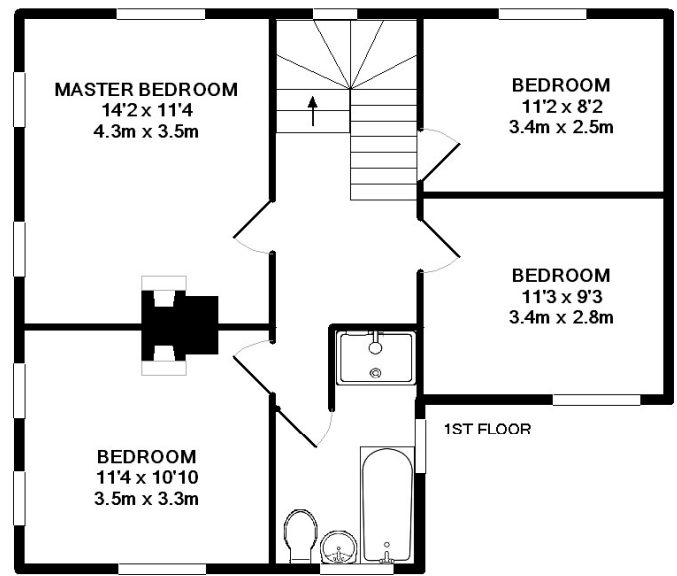
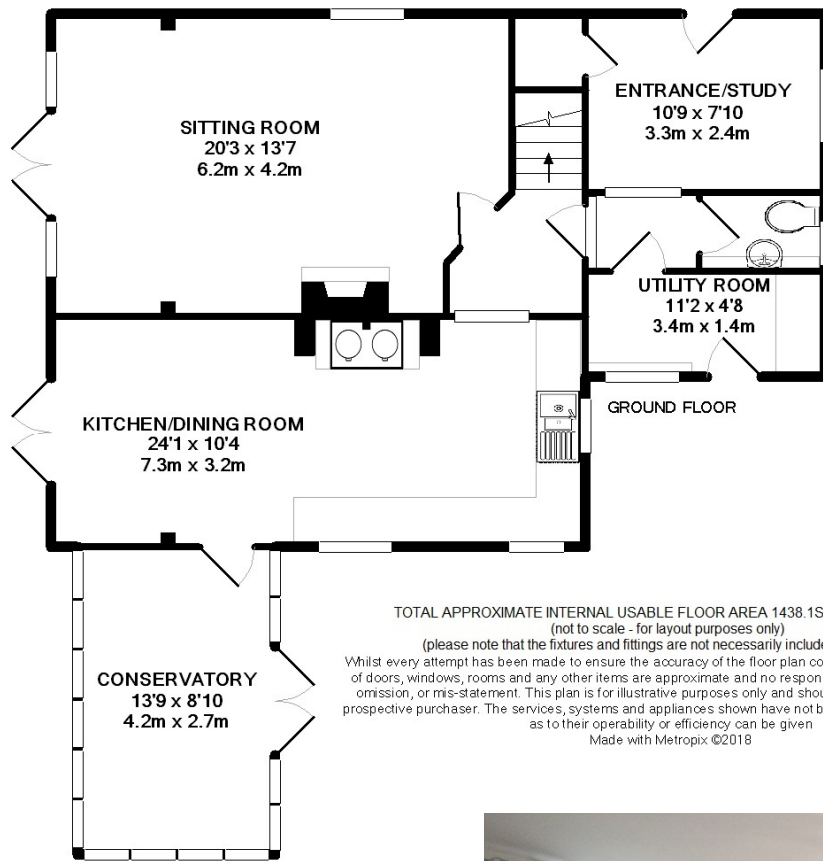
Outside there is a driveway leading to a garage. The enclosed garden to the rear is laid to lawn with flower and shrub beds and a paved terrace with views over the windmill.

- Charming Detached Period Cottage
- Double Aspect Sitting Room
- Entrance Hall/Study and Conservatory
- Triple Aspect Kitchen/Dining Room
- Utility Room and Cloakroom
- Double Aspect Master Bedroom
- Three Further Double Bedrooms
- Family Bath and Shower Room
- Enclosed Garden with Terrace
- Garage and Off Road Parking
- Cranbrook School Catchment Area









TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1438.1SQ.FT. (133.6SQ.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

Made with Metropix ©2018



Windmill Cottage, Rye Road, Sandhurst, CRANBROOK, TN18 5JQ

Dwelling type: Detached house
Reference number: 9758-8924-7260-3495-8900
Date of assessment: 15 October 2015
Type of assessment: RdSAP, existing dwelling
Date of certificate: 15 October 2015
Total floor area: 111 m²

Use this document to:

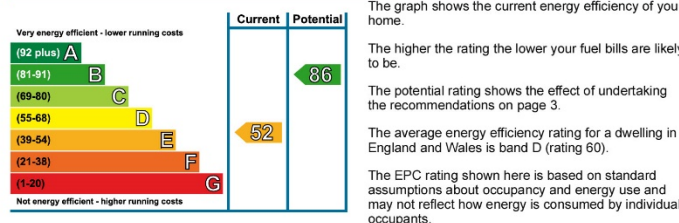
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,095
Over 3 years you could save	£ 555

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 438 over 3 years	£ 219 over 3 years	
Heating	£ 3,309 over 3 years	£ 3,087 over 3 years	
Hot Water	£ 348 over 3 years	£ 234 over 3 years	
Totals	£ 4,095	£ 3,540	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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
1 Floor insulation (suspended floor)	£800 - £1,200	£ 126
2 Low energy lighting for all fixed outlets	£210	£ 186
3 Solar water heating	£4,000 - £6,000	£ 114

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.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



SERVICES

Mains electricity, gas, water and drainage. Oil fired Aga.

Tunbridge Wells Borough Council - Council Tax Band E

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



The Corner House, Stone Street
 Cranbrook, Kent TN17 3HE
Tel: 01580 715400
Fax: 01580 715122
Email: enquiries@harpersandhurlingham.com
Web: www.harpersandhurlingham.com

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.