

SISSINGHURST

KENT



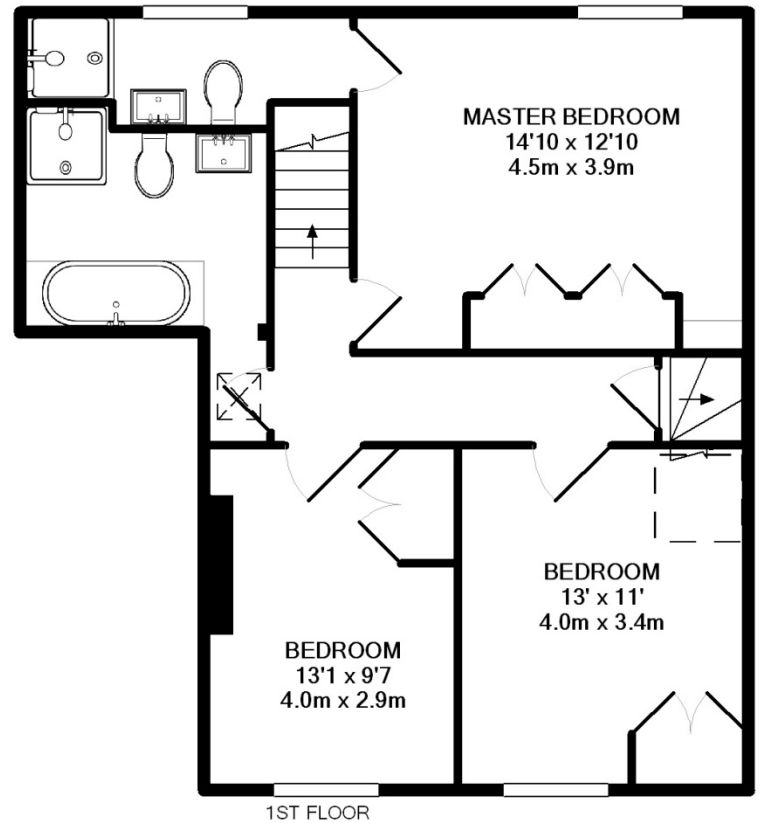
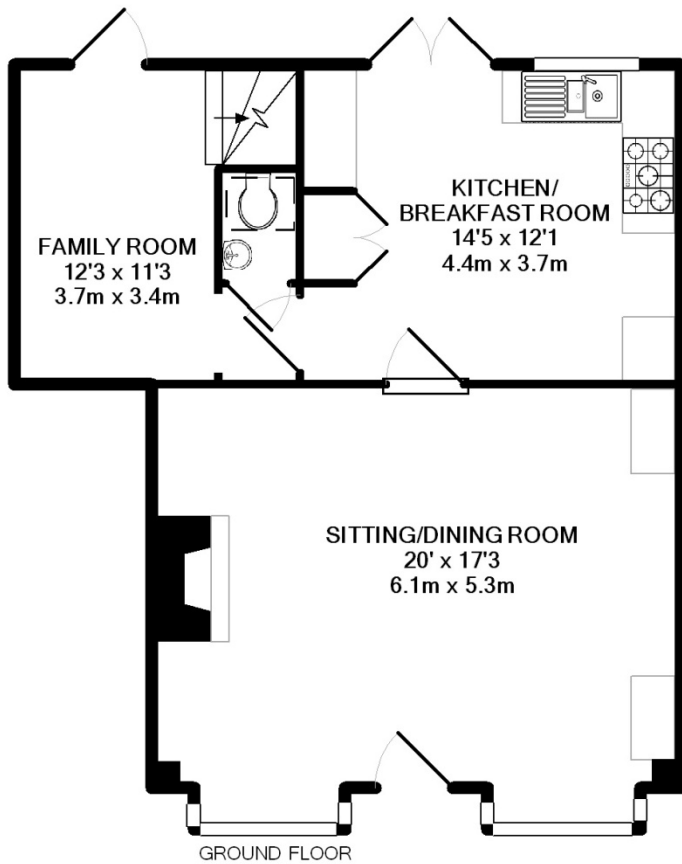
The Street Sissinghurst Kent TN17 2JH

Believed to date back to the late 19th century, this stunning double fronted attached village house has been renovated to a very high standard and occupies a prominent position in the much sought after village of Sissinghurst.

Outside there is a gravel courtyard which provides off road parking and is dissected by a brick path leading to the front door. To the rear there is an enclosed garden which is laid to lawn with a brick paved terrace.

- Stunning Double Fronted Property
- Prominent Village Location
- Sitting Room with Log Burner
- Breakfast Room/Study
- Fully Fitted 'Edmonson' Kitchen
- Master Bedroom with Ensuite
- Two Further Double Bedrooms
- Family Bath and Shower Room
- Attic Bedroom
- Garden with Paved Terrace
- Off Road Parking
- Cranbrook School Catchment Area





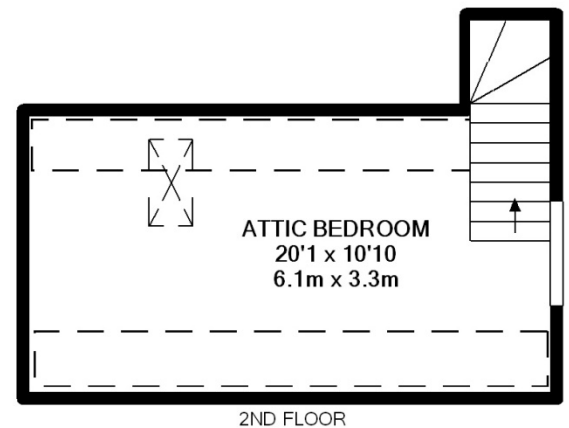
TOTAL APPROX INTERNAL FLOOR AREA 1441.3SQ.FT. (133.9SQ.M)

(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



Wyndhurst Gallery, The Street, Sissinghurst, CRANBROOK, TN17 2JH

Dwelling type: Mid-terrace house
 Date of assessment: 13 October 2014
 Date of certificate: 14 October 2014
 Reference number: 9322-3887-7901-9894-8245
 Type of assessment: SAP, existing dwelling
 Total floor area: 149 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

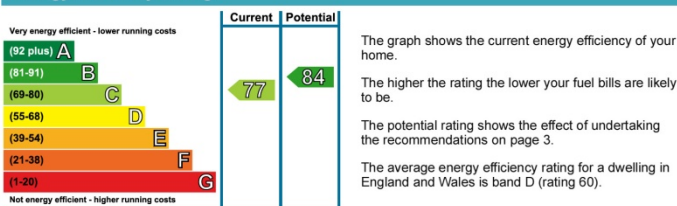
Estimated energy costs of dwelling for 3 years: £ 2,322

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 228 over 3 years	Not applicable
Heating	£ 1,839 over 3 years	£ 1,839 over 3 years	
Hot Water	£ 255 over 3 years	£ 255 over 3 years	
Totals	£ 2,322	£ 2,322	

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 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 792	

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.

Tunbridge Wells Borough Council - Council Tax Band TBA

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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