

# FUGGLE HOUSE

MARDEN



# Fuggle House

Mountfield Place

Marden

Kent TN12

This stunning detached family home is located on a private road in the popular village of Marden.

Located on a private road, the property is approached via a brick driveway leading to the garage. The enclosed gardens to the rear, wrap around to the front and border the driveway enclosed with a close slat wooden fence. The garden is predominantly laid to lawn bordered with mature flower and shrub beds and adjoining a brick terrace.

- Stunning Detached Family Home
- Double Aspect Sitting Room
- Dining Room/Family Room
- Study
- Kitchen/Breakfast Room
- Utility Room and Cloakroom
- Master Bedroom with Ensuite
- Guest Bedroom with Ensuite
- Three Further Bedrooms
- Family Bathroom
- Enclosed Garden and Integral Garage

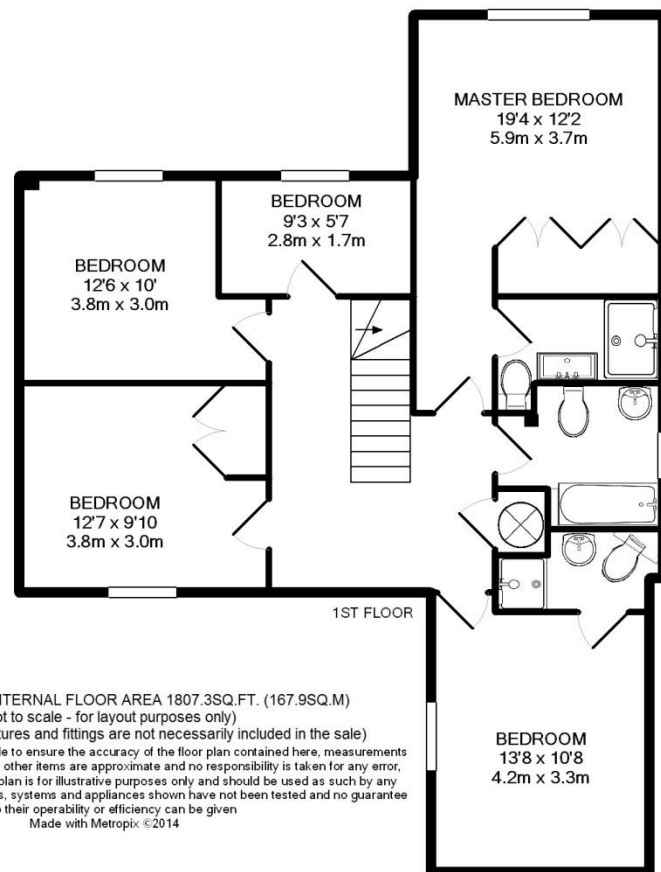
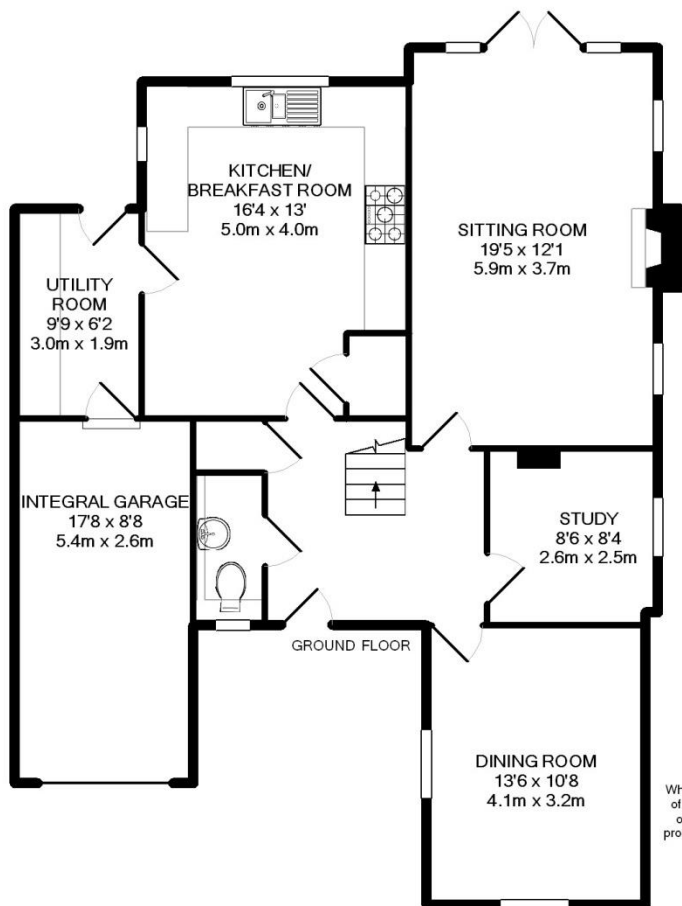












TOTAL APPROX. INTERNAL FLOOR AREA 1807.3SQ.FT. (167.9SQ.M)  
(not to scale - for layout purposes only)  
(please note that the fixtures and fittings are not necessarily included in the sale)

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

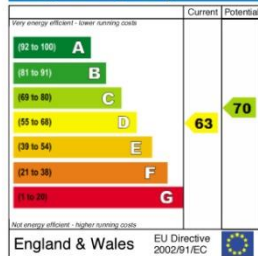


Fuggle House  
Howland Road  
Marden  
TONBRIDGE  
TN12 9ET

Dwelling type: Detached house  
Date of assessment: 11 August 2008  
Date of certificate: 12 August 2008  
Reference number: 8828-6928-4250-3949-4092  
Total floor area: 160 m<sup>2</sup>

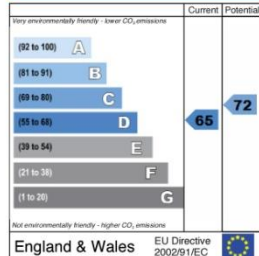
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

### Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

### Environmental Impact (CO<sub>2</sub>) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	231 kWh/m <sup>2</sup> per year	190 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.4 tonnes per year	4.3 tonnes per year
Lighting	£136 per year	£73 per year
Heating	£630 per year	£563 per year
Hot water	£153 per year	£124 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

Page 1 of 5



### DIRECTIONS

From our office in Cranbrook, turn right in to Stone Street and proceed out of Town to the Wilsley Pound Roundabout. Take the first exit marked Goudhurst. Continue along this road turning right in front of The Chequers Inn, at the 'T' junction turn right and continue for some way on this road into Marden. In the centre of Marden village continue straight ahead onto Howland Road and the entrance to Mountfield Place is on the right hand side

### SERVICES

Mains electricity, gas, water and drainage.

Maidstone Borough Council - Council Tax Band G

Please note that it should not be taken as an indication of the quality of the property.

**H&H**  
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