

SISSINGHURST

KENT



The Street Sissinghurst Kent TN17 2JH

Newly renovated to a very high standard, this stunning double fronted village house occupies a prominent position within the village of Sissinghurst.

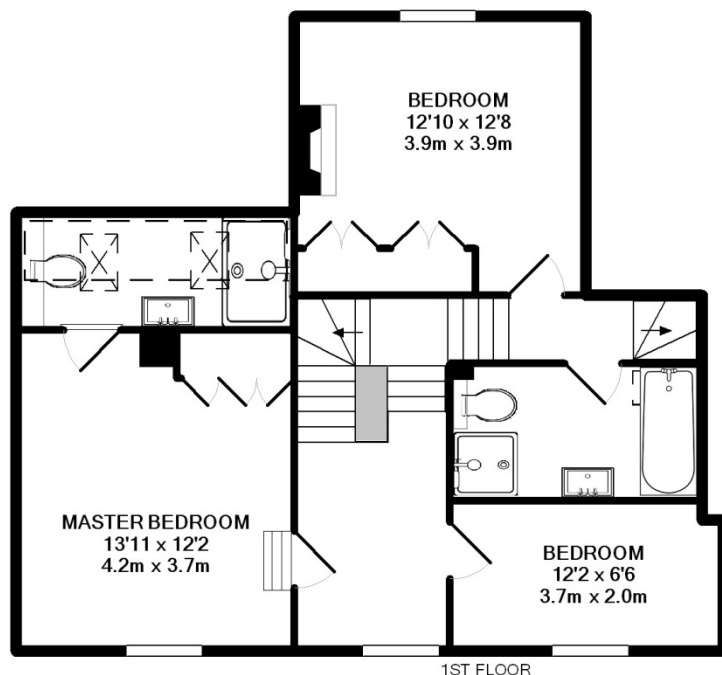
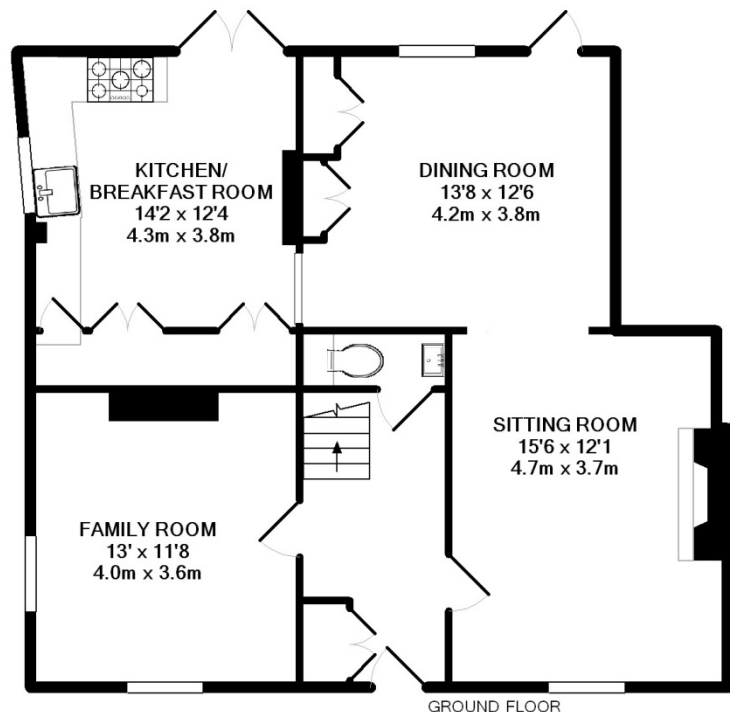
Outside the property is approached via a paved path across a front garden which is laid to lawn. To the rear of the property the garden is enclosed and laid to lawn with a brick paved terrace. The off road parking adjoins the rear of the garden.

- Newly Renovated Village House
- Double Aspect Family Room
- Sitting Room with Log Burner
- Dining Room with Door to Garden
- Kitchen/Breakfast Room
- Master Bedroom with Ensuite
- Two Further Bedrooms
- Attic Bedroom
- Family Bath and Shower Room
- Enclosed Garden with Terrace
- Off Road Parking
- Cranbrook School Catchment Area



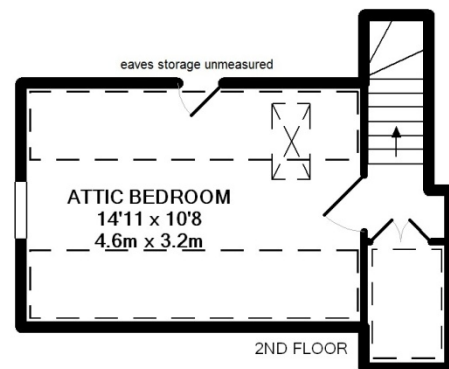






TOTAL APPROX. INTERNAL FLOOR AREA 1533.9SQ.FT. (142.5SQ.M)
(not to scale - for layout purposes only)
(please note that the fixtures and fittings are not necessarily included in the sale)

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, The Street, Sissinghurst, CRANBROOK, TN17 2JH

Dwelling type: Semi-detached house Reference number: 8999-6379-7039-5196-4043
Date of assessment: 13 October 2014 Type of assessment: SAP, existing dwelling
Date of certificate: 14 October 2014 Total floor area: 168 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

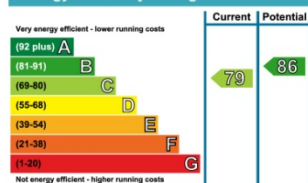
Estimated energy costs of dwelling for 3 years: £ 2,292

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 234 over 3 years	Not applicable
Heating	£ 1,803 over 3 years	£ 1,803 over 3 years	
Hot Water	£ 255 over 3 years	£ 255 over 3 years	
Totals	£ 2,292	£ 2,292	

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



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 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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.

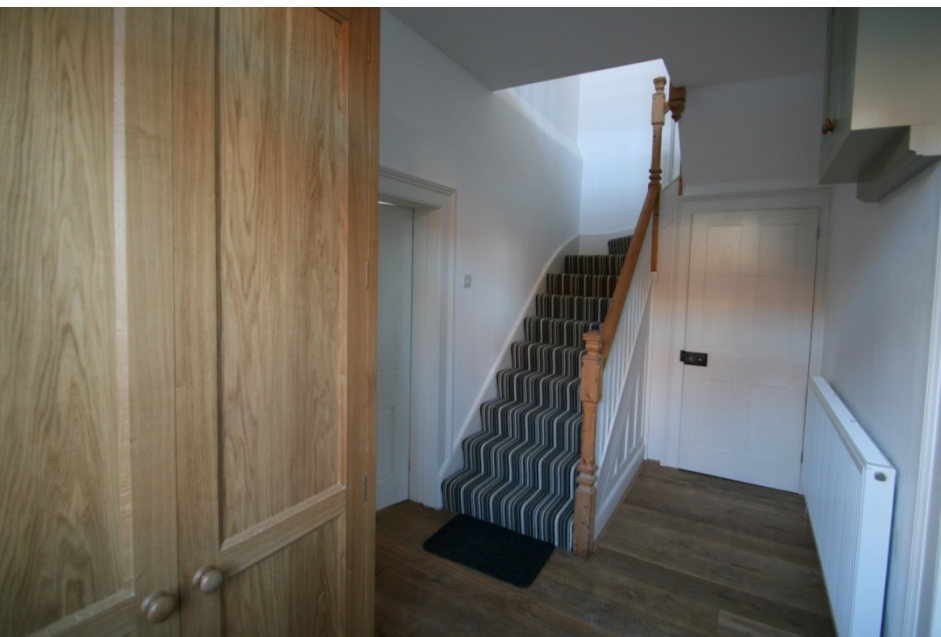


SERVICES

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.



H&H
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