

# BRENCHLEY

KENT





## Brenchley Kent TN12 7AP

Benefiting from an abundance of period features, this character cottage is located on a country lane on the outskirts of the much sought-after village of Brenchley.

Outside a brick path leads up steps to the elevated solid oak front door. The front garden is laid to lawn and adjoins the off road parking. A gate leads to the charming enclosed garden to the rear which is herringbone brick with an area of decking bordered with mature hedgerow and flower and shrub beds. The garden backs onto open farmland with uninterrupted rural views.

- Character Cottage in Rural Location
- Sitting Room with Open Fireplace
- Dining Room with Vaulted Ceiling
- 27ft Kitchen/Family Room
- Utility/Cloakroom
- Master Bedroom
- Three Further Bedrooms
- Family Bathroom
- Charming Enclosed Garden
- Off Road Parking
- Stunning Far Reaching Views
- Close to Popular Village









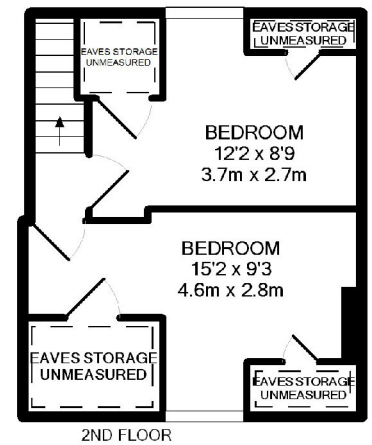
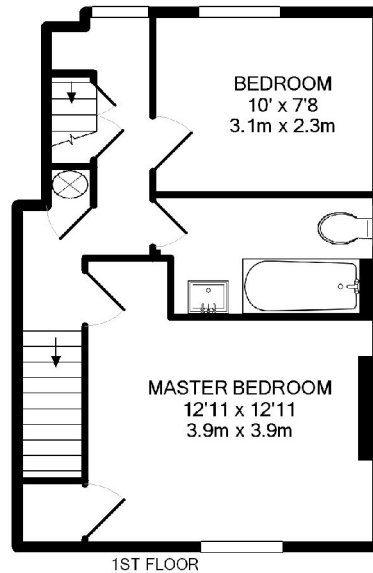
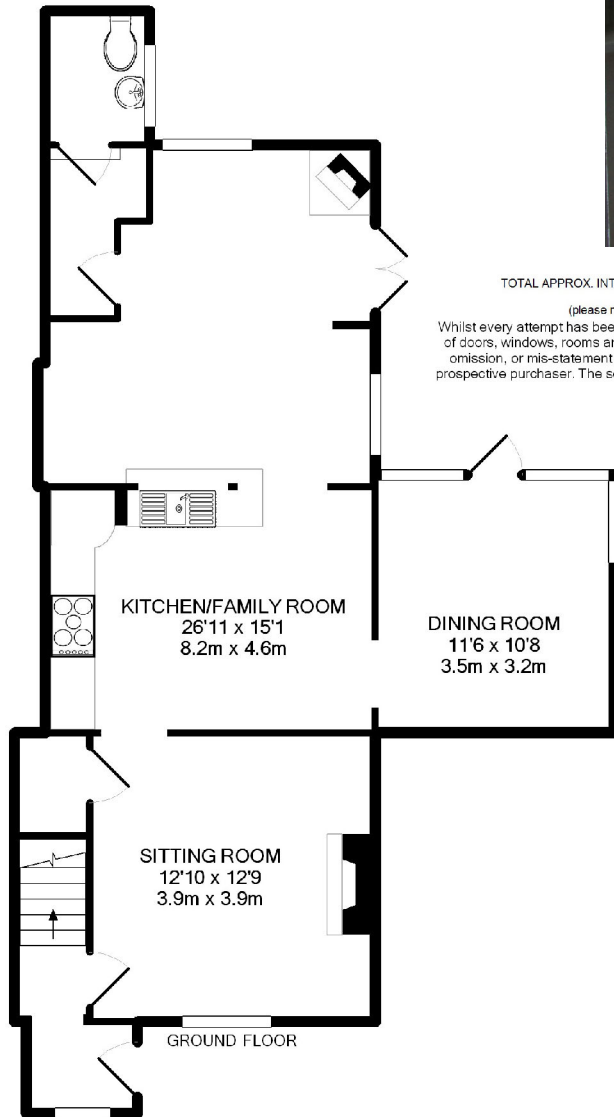






TOTAL APPROX. INTERNAL USEABLE FLOOR AREA (excluding eaves storage) 1272.3sq.ft. (118.2sq.m)  
(not to scale - for layout purposes only)  
(please note that the fixtures and fittings are not necessarily included in the sale)

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



4, Spout Lane, Brencley, TONBRIDGE, TN12 7AP

Dwelling type: Semi-detached house  
Date of assessment: 12 April 2012  
Date of certificate: 13 April 2012

Reference number: 8209-1429-1729-5296-5423  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 131 m<sup>2</sup>

### Use this document to:

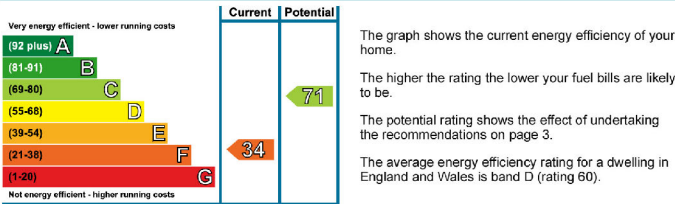
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,772
Over 3 years you could save	£ 2,436

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 366 over 3 years	£ 186 over 3 years	
Heating	£ 4,668 over 3 years	£ 2,869 over 3 years	
Hot Water	£ 738 over 3 years	£ 261 over 3 years	
Totals	£ 5,772	£ 3,336	

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	£ 423	✓
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 54	✓
3 Draught proofing	£80 - £120	£ 141	✓

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.



### SERVICES

Mains electricity, water and drainage. Oil fired central heating.

Small flying freehold to adjacent property.

Tunbridge Wells Borough Council - Council Tax Band D

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](mailto:enquiries@harpersandhurlingham.com)  
Web: [www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)

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