

HAWKHURST KENT



REDEVELOPMENT OPPORTUNITY



SLIP MILL LANE, HAWKHURST, KENT TN18 5AD

Unique Single Storey Property

Sitting Room * Dining Room * Kitchen/Breakfast Room * Utility/Boot Room
Three Double Bedrooms * A Further Bedroom
Family Bath and Shower Room * Separate W.C.

Attached Annexe * Kitchen/Dining/Sitting Room * Double Bedroom
Family Bathroom

Gardens and Ancient Woodland of Approx. 9.5 Acres * Garaging
Off Road Parking * Outbuilding

Planning Permission to Redevelop to create a Contemporary Family Home

Harpers and Hurlingham

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Stone Street
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Kent
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This individual detached single storey property is located down a country lane on the rural outskirts of the village of Hawkhurst.

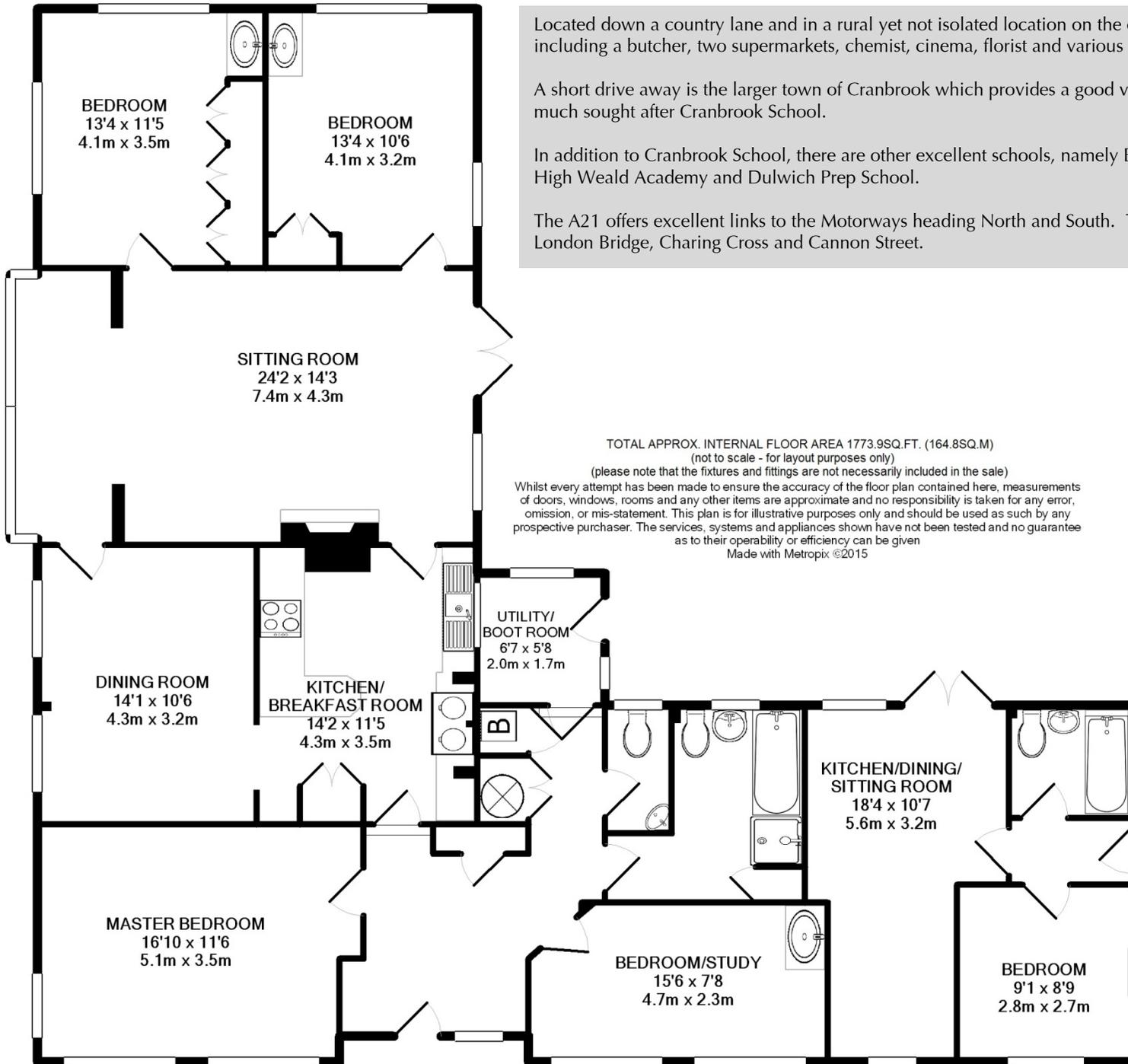
Whilst there is planning permission to redevelop the site, the current accommodation consists of a sitting room with fireplace and wood burning stove, a dining room, a kitchen/breakfast room, a utility/boot room, three double bedrooms and an additional bedroom, a family bath and shower room and a separate w.c. on the ground floor. There is also an attached annexe consisting of a kitchen/dining/sitting room, a bedroom and a family bathroom.

The planning permission allows for a modern, contemporary style build comprising an open-plan kitchen/dining room leading to a sitting room, a study, a utility room, a boot room, a separate w.c., a double guest bedroom with ensuite and three further double bedrooms, all ensuite, on the ground floor.

Whilst on the first floor there is provision for a master bedroom suite with dressing area, bath and shower room and views over the garden towards the woodland.

Outside the property is approached via a gravel driveway which passes the detached garaging and provides ample off road parking. Adjoining the drive which wraps around to the front door, the garden to the front is laid predominantly to lawn bordered with mature trees and hedgerow. To the side there is a paved terrace bordered with well stocked flower beds and lawn. To the rear the garden is laid to lawn bordered and interspersed with mature shrubs and over 30 varieties of trees. Within the garden there is a brick outbuilding. The gardens lead to the 8.5 acres of ancient woodland of predominantly native species such as Oak, Ash and Birch. A stream runs through the woodland which is also adorned with bluebells, foxgloves and wild orchids.

The interesting and unique property is located within the much sought after Cranbrook School Catchment Area.



Located down a country lane and in a rural yet not isolated location on the outskirts of the village of Hawkhurst with all its local amenities including a butcher, two supermarkets, chemist, cinema, florist and various restaurants.

A short drive away is the larger town of Cranbrook which provides a good variety of shops, banks, supermarket, sports centre and the much sought after Cranbrook School.

In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.

The A21 offers excellent links to the Motorways heading North and South. The Mainline station at nearby Staplehurst offers trains to London Bridge, Charing Cross and Cannon Street.

Energy Performance Certificate

Random Acres, Slip Mill Lane, Hawkhurst, CRANBROOK, TN18 5AD

Dwelling type: Detached bungalow Reference number: 2298-7048-7211-3495-1964
 Date of assessment: 21 September 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 21 September 2015 Total floor area: 181 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:	£ 7,008
Over 3 years you could save	£ 3,456

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 489 over 3 years	£ 252 over 3 years	
Heating	£ 5,338 over 3 years	£ 2,979 over 3 years	
Hot Water	£ 981 over 3 years	£ 321 over 3 years	
Totals	£ 7,008	£ 3,552	You could save £ 3,456 over 3 years

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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
10-20 G		
Not energy efficient - higher running costs		

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 Cavity wall insulation	£500 - £1,500	£ 876	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 552	✓
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 156	✓

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 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.

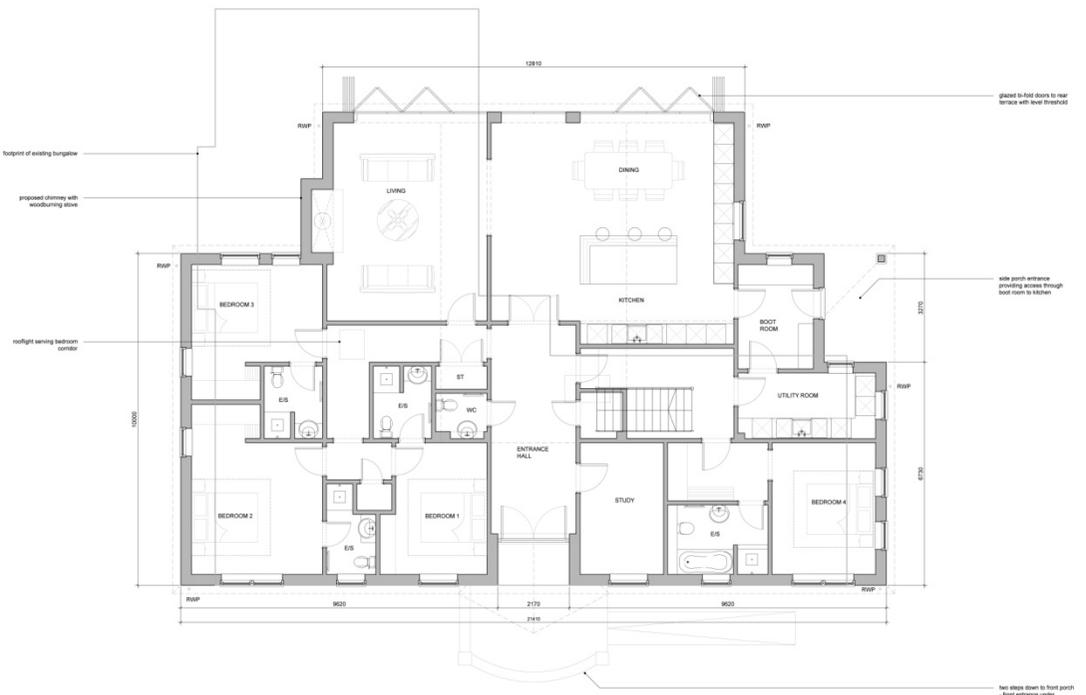
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Mains electricity and water. Oil fired central heating. Private drainage.

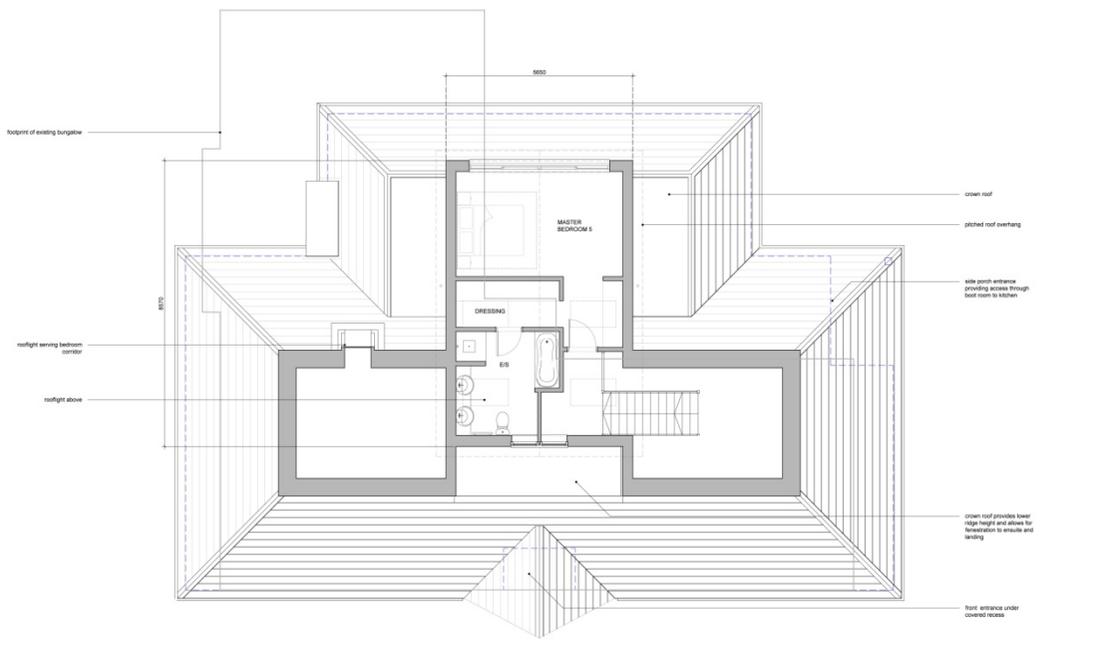
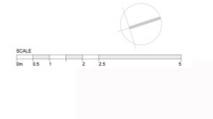
Planning reference: Tunbridge Wells Borough Council 14/505647/FULL

Tunbridge Wells Borough Council - Council Tax Band F

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



1 PLAN PROPOSED GROUND FLOOR PLAN SCALE 1:50



1 PLAN PROPOSED FIRST FLOOR PLAN SCALE 1:50





