

GOUDHURST

KENT



Bedgebury Goudhurst, Kent TN17 2RE

This deceptively spacious Victorian cottage is located in an extremely sought after rural location down a country lane, on the outskirts of Goudhurst.

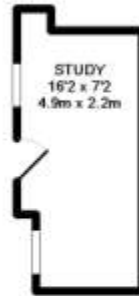
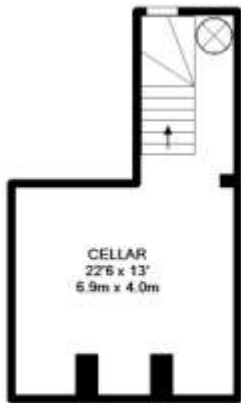
Outside the garden wraps around the cottage with an area of off road parking. To one side the garden is enclosed with mature hedging and laid predominantly to lawn with a veranda from which to enjoy the countryside views. To the other side a gate leads into an area of garden laid to lawn and adjoining a terrace. A stepping stone path leads to the quaint detached office and there is a garden store.

- Charming Victorian Cottage
- Double Aspect Drawing Room
- Kitchen/Dining/Sitting Room
- Cellar and Wet Room
- Master Bedroom
- Two Further Bedrooms
- Attic Bedroom
- Bathroom and Separate Shower Room
- Enclosed Gardens
- Detached Office/Studio
- Off Road Parking
- Cranbrook School Catchment Area





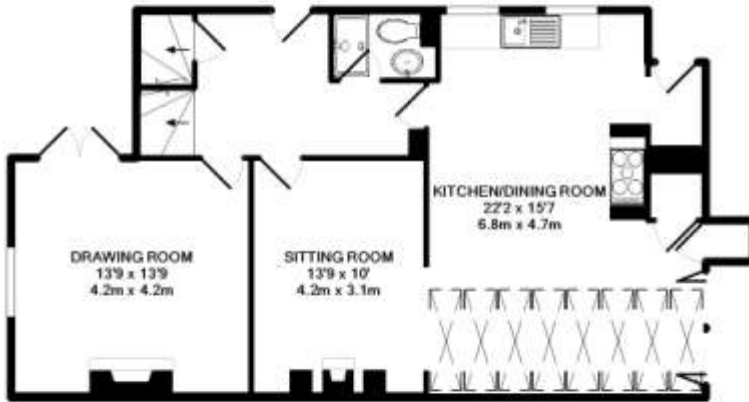




TOTAL APPROXIMATE USABLE INTERNAL FLOOR AREA (excluding Study) 1754 Sq. ft. (1635Q.M)
(not to scale - for layout purposes only)

(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 herein, 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 is to their operability or efficiency can be given.
Made with MyPlan 6(2014)



GROUND FLOOR



1ST FLOOR

Energy Performance Certificate



3, Priore North, Claverton, CREAMBROOK, TN17 2RR

Dwelling type: Semi-detached house Reference number: 0060-1527-4030-2384-2322
Date of assessment: 24 March 2016 Type of assessment: FULL* existing dwelling
Date of certificate: 24 March 2016 Total floor area: 151 m²

Use this document to:

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

Estimated energy costs of dwelling for 3 years	£ 1,288
Over 3 years you could save	£ 6,617

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 234 over 3 years	
Heating	£ 6,190 over 3 years	£ 2,860 over 3 years	
Hot Water	£ 388 over 3 years	£ 308 over 3 years	
Taxes	£ 7,899	£ 6,492	

These figures show how much the average household should spend on 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 measure	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Replace loft insulation	£1,000 - £2,700	£ 256	
2. Internal or external wall insulation	£6,000 - £14,000	£ 587	
3. Floor insulation (unupgraded floor)	£300 - £1,200	£ 100	

See page 3 for a full list of recommendations for this property.

For more information on energy efficiency and how to improve your energy rating to becoming an 'A' rated property, please contact the Energy Saving Trust on 0800 512 263. The Green Deal will allow you to make your home warmer and cheaper to run at no up-front cost.



2ND FLOOR



SERVICES

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

Tunbridge Wells Borough Council - Council Tax Band E

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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