



'Our Focus Determines Your Reality'



Hartley Road
Cranbrook
Kent
TN17 3QP



Entrance Hall * Sitting Room * Utility Room * Cloakroom
Open Plan Kitchen/Dining Room/Family Room

Master Bedroom with Ensuite
Three Further Bedrooms * Family Bathroom

Enclosed Garden * Integral Garage * Off Road Parking



DETACHED PROPERTY IN CONVENIENT LOCATION

Built in the 1920's with later additions and within walking distance of the centre of Cranbrook, the façade of this comfortable detached family home belies the light, spacious accommodation once inside. Tri-fold doors opening from the kitchen/dining/family room onto the delightful garden create an ideal environment for outside entertaining.

Presented in immaculate order throughout, the accommodation consists of an entrance hall, sitting room with fireplace, stunning open plan fully fitted kitchen/dining /family room, utility and cloakroom on the ground floor.

On the first floor there is a master bedroom with ensuite shower and bathroom, three further bedrooms and a family bathroom.

Outside there is a drive providing ample off road parking and leading to the integral garage. To the rear of the property is an attractive enclosed garden with paved terrace and steps leading to an area of lawn with mature planting, a garden store and greenhouse. The garden adjoins open farmland.



CRANBROOK

Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports and social activities.

SCHOOLS AND CONNECTIONS

In addition to Cranbrook School and the village school, there are a number of excellent schools in the area which include Bethany, Benenden, Dulwich Preparatory, Marlborough House, St Ronans, Sutton Valence together with a variety of state schools.

The mainline station of Staplehurst is a short distance and provides commuter services to Charing Cross, London Bridge and Cannon Street (approx 55 minutes).





Energy Performance Certificate

Thornton Cottage, Hartley Road, CRANBROOK, TN17 3DP

Dwelling type: Detached house Reference number: 8108 7531 4570 5771 0036
 Date of assessment: 29 September 2016 Type of assessment: NBSA1 existing dwelling
 Date of certificate: 30 September 2016 Total floor area: 152 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 making improvement measures

Estimated energy costs of dwelling for 3 years: £ 4,068

Over 3 years you could save: £ 1,137

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 452 over 3 years	£ 237 over 3 years	You could save £ 1,137 over 3 years
Heating	£ 3,159 over 3 years	£ 2,424 over 3 years	
Hot Water	£ 447 over 3 years	£ 270 over 3 years	
Totals	£ 4,058	£ 2,931	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This includes energy used for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower heating costs: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
 Higher energy efficient - higher heating costs: G

Current: D (55-68) Potential: B (81-91)

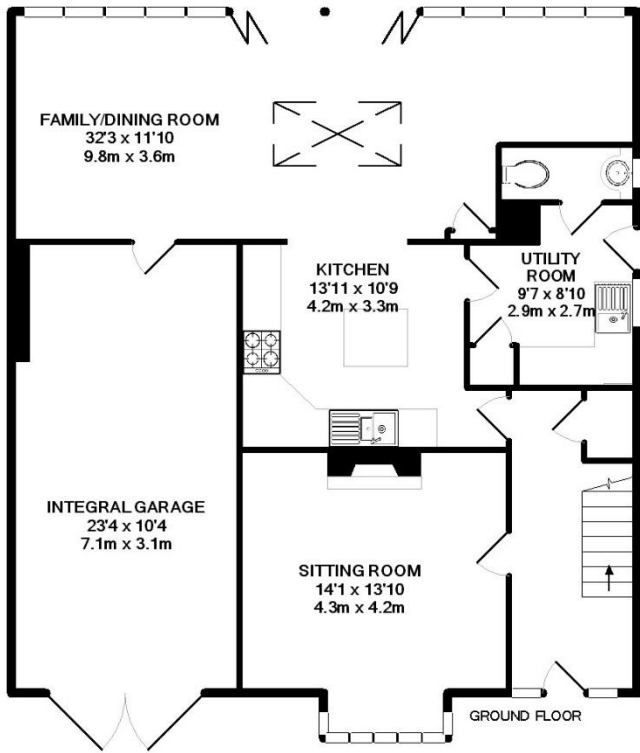
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 50). The 10% rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1. Cavity wall insulation	£800 - £1,500	£ 827
2. Floor insulation (suspended floor)	£800 - £1,200	£ 159
3. Low energy lighting for all fixed outlets	£200	£ 189

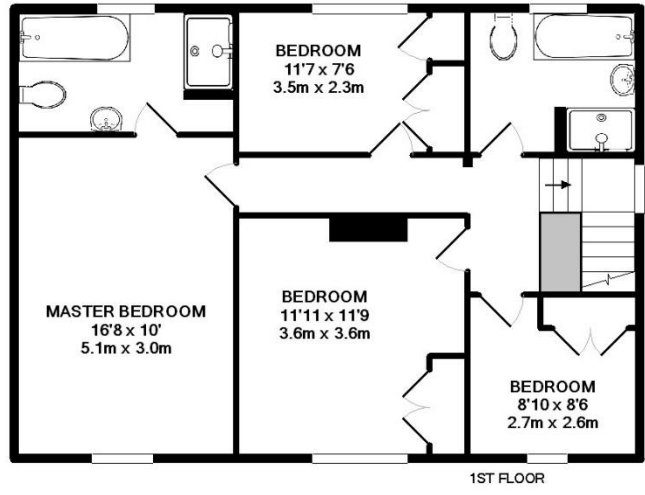
See page 3 for a full list of recommendations for this property.

HomeAdvisor is your specialist online home service directory. Visit www.homeadvisor.co.uk or call telephone 0800 444232. The Green Deal may enable you to make your home warmer and cheaper to run.



TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (including garage) 1,737.3SQ.FT. (161.4SQ.M)
 (not to scale - for layout purposes only)
 (no guarantee is given to the square footage of the property, the figure given is for initial guidance 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, measurement 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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SERVICES

All mains services connected. Gas fired central heating.

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.

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