

CRANBROOK

KENT



Sissinghurst Road Cranbrook, Kent TN17 2HN

Believed to date back some 200 years this delightful, period property is located on the outskirts of the popular Wealden Town of Cranbrook and sits within manicured gardens.

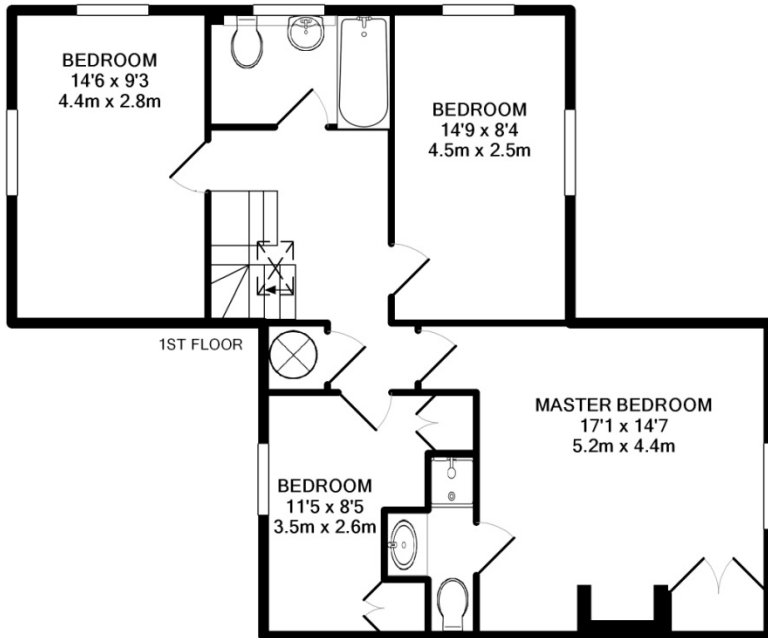
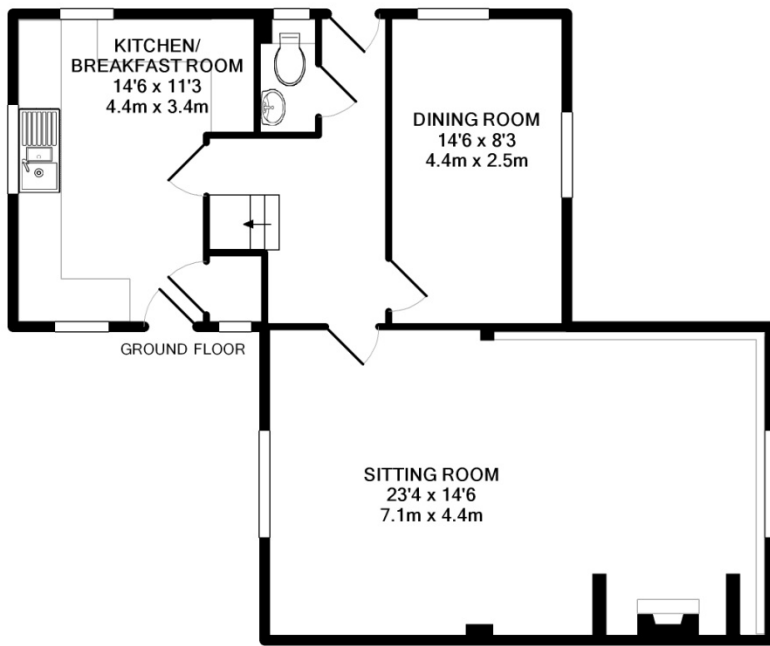
A drive provides ample off road parking and leads to a double garage. A gate from the drive opens onto a stone path that leads across the manicured lawns to the property. The stunning gardens are laid predominantly to lawn bordered with mature flower and shrub beds. There are two areas of terracing for enjoying the gardens throughout the day.

- Delightful Attached Period Cottage
- Sitting Room with Inglenook
- Double Aspect Dining Room
- Kitchen/Breakfast Room
- Cloakroom
- Master Bedroom with Ensuite
- Three Further Bedrooms
- Family Bathroom
- Enclosed Manicured Gardens
- Detached Double Garage
- Walking Distance to Village Centre
- Cranbrook School Catchment Area









TOTAL APPROX. INTERNAL FLOOR AREA 1349.8SQ.FT. (125.4SQ.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



1 Island Cottages, Sissinghurst Road, Sissinghurst, CRANBROOK, TN17 2HN

Dwelling type: Semi-detached house Reference number: 0734-2961-7265-9995-3375
 Date of assessment: 19 June 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 19 June 2015 Total floor area: 131 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

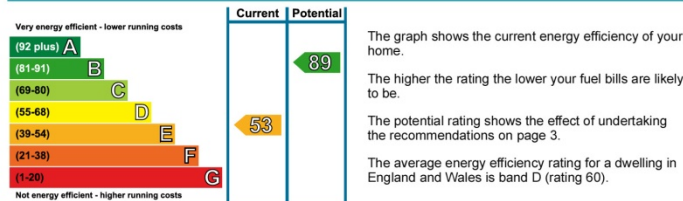
Estimated energy costs of dwelling for 3 years:	£ 4,659
Over 3 years you could save	£ 1,182

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 477 over 3 years	£ 237 over 3 years	
Heating	£ 3,714 over 3 years	£ 2,961 over 3 years	
Hot Water	£ 468 over 3 years	£ 279 over 3 years	
Totals	£ 4,659	£ 3,477	

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 Increase loft insulation to 270 mm	£100 - £350	£ 108	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 435	✓
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 270	✓

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.



SERVICES

Mains electricity, gas, water and drainage.

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.



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