

# HORSMONDEN

KENT



Maidstone Road  
Horsmonden  
Kent TN12 8HA

This delightful period attached cottage occupies a rural position, on a country lane on the outskirts of the sought after village of Horsmonden.

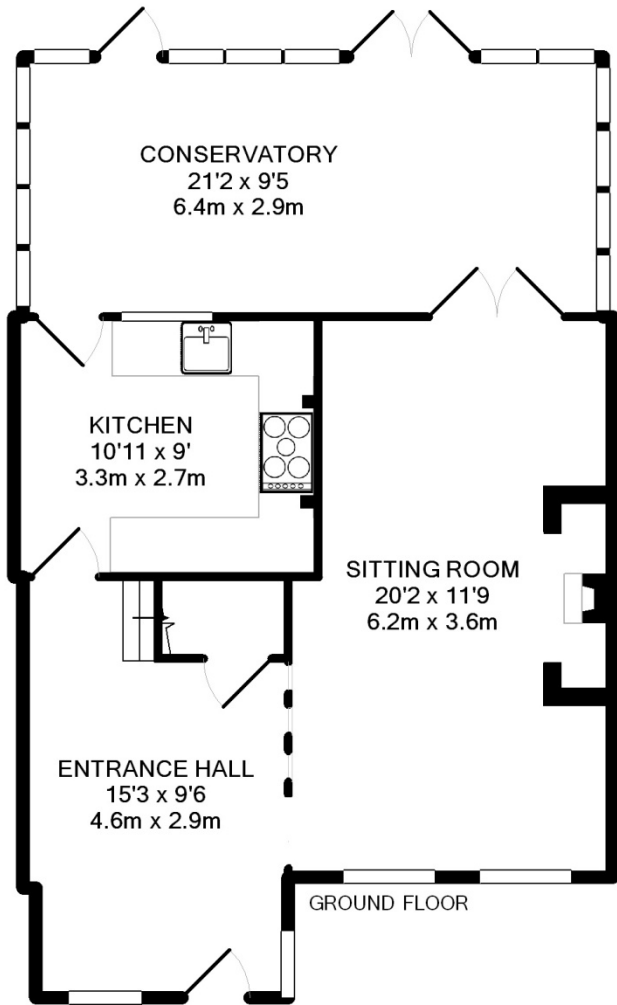
Outside gates open onto the driveway which leads to the garage. A gate opens into the pretty enclosed gardens to the rear. There is a paved terrace with steps leading to the lawn which is bordered with mature flower and shrub beds.

- Delightful Attached Period Cottage
- Rural Out of Village Location
- Entrance Hall
- Double Aspect Sitting Room
- Conservatory
- Fitted Kitchen
- Master Bedroom with Wardrobes
- Additional Bedroom
- Second Floor Guest Bedroom with Ensuite
- Family Bath and Shower Room
- Well Stocked Enclosed Gardens
- Garage and Off Road Parking









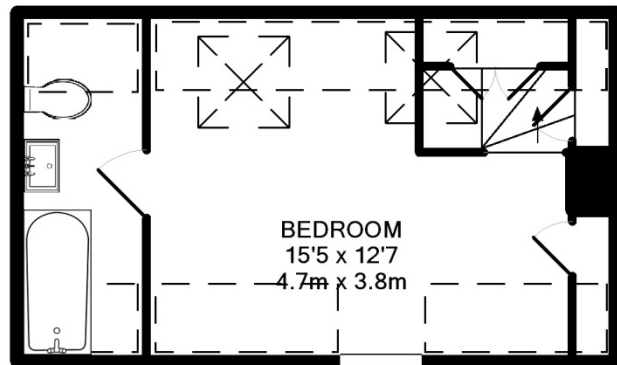
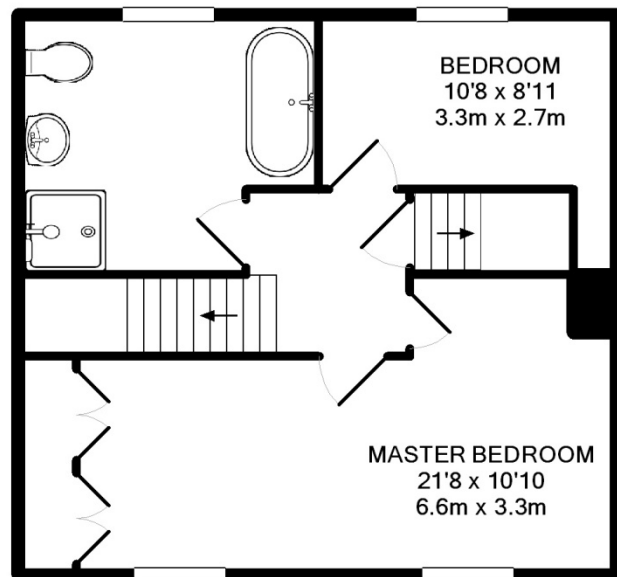
TOTAL APPROX. INTERNAL FLOOR AREA 1262.6SQ.FT. (117.3SQ.M)

(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



Apple Blossom Cottage, Maidstone Road, Horsmonden, TONBRIDGE, TN12 8HA

Dwelling type: Semi-detached house  
 Date of assessment: 25 June 2015  
 Date of certificate: 25 June 2015  
 Reference number: 8585-7026-3280-4725-7926  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 110 m<sup>2</sup>

### Use this document to:

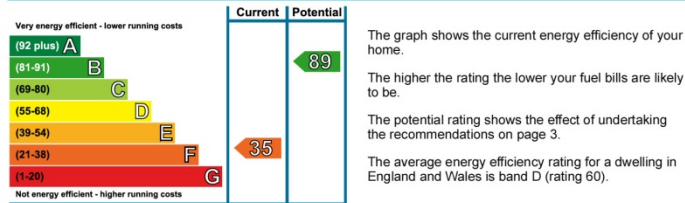
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,121
Over 3 years you could save	£ 2,298

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 195 over 3 years	
Heating	£ 4,326 over 3 years	£ 2,304 over 3 years	
Hot Water	£ 498 over 3 years	£ 324 over 3 years	
<b>Totals</b>	<b>£ 5,121</b>	<b>£ 2,823</b>	

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 Room-in-roof insulation	£1,500 - £2,700	£ 1,143	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 702	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£ 198	✓

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 and water. Oil fired central heating. Shared private drainage.

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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