

# RURAL CRANBROOK

KENT



# Paley Lane Cranbrook Kent TN17 2LX

Extended and renovated throughout and occupying a stunning rural position, this detached family home is located on the outskirts of the popular Wealden Town of Cranbrook.

Outside, a gravel drive leads to the double open bay 'Heritage' style garage and provides ample off road parking. A mature hedge borders the garden which is laid predominantly to lawn with an Indian sandstone terrace from which to enjoy the far reaching countryside views.

- Detached Family House
- Far Reaching Countryside Views
- Double Aspect Sitting Room
- Study
- Kitchen/Breakfast Room
- Utility Room and Cloakroom
- Master Bedroom with Ensuite
- Three Further Bedrooms
- Family Bathroom
- Wraparound Gardens with Terrace
- Double Open Bay Garage
- Cranbrook School Catchment Area

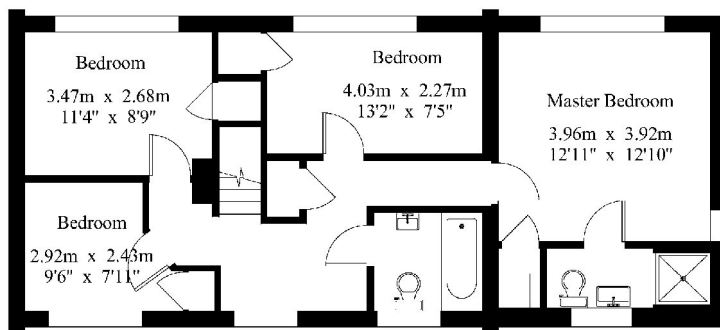




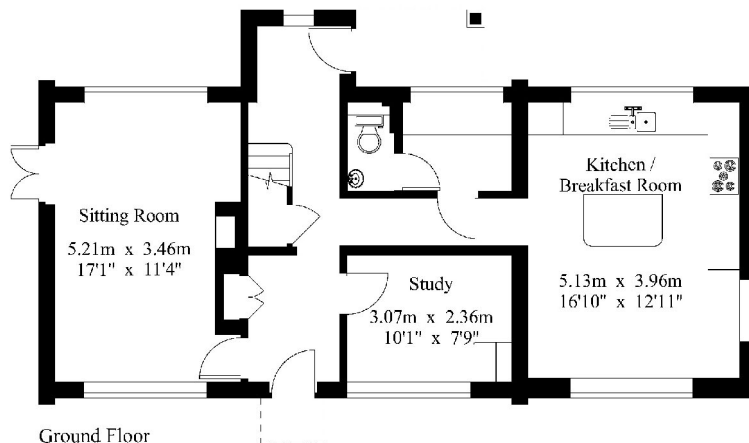
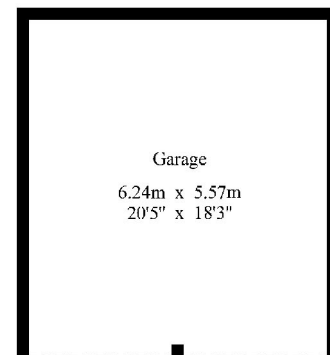








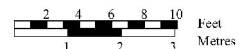
First Floor



Ground Floor

## Redwater Cottage

**House - Gross Internal Area : 135.9 sq.m (1462 sq.ft.)**  
**Garage - Gross Internal Area : 35.1 sq.m (377 sq.ft.)**



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# Energy Performance Certificate



Redwater Cottage, CRANBROOK, TN17 2LX

Dwelling type: Detached house  
Date of assessment: 03 March 2015  
Date of certificate: 05 March 2015

Reference number: 0778-7087-7257-0285-4924  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 134 m<sup>2</sup>

## Use this document to:

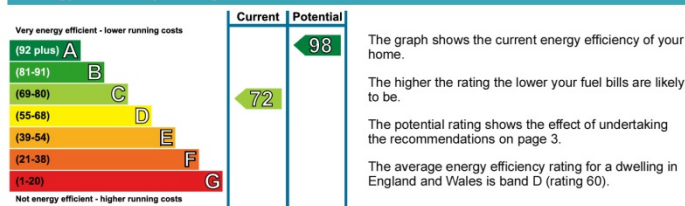
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,565
Over 3 years you could save	£ 288

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 357 over 3 years	£ 216 over 3 years	
Heating	£ 1,698 over 3 years	£ 1,731 over 3 years	
Hot Water	£ 510 over 3 years	£ 330 over 3 years	
<b>Totals</b>	<b>£ 2,565</b>	<b>£ 2,277</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 Low energy lighting for all fixed outlets	£90	£ 108	
2 Solar water heating	£4,000 - £6,000	£ 180	✓
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 837	✓

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. Private metered water. Private drainage. Oil fired central heating.

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.



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