

BENENDEN KENT



NEW POND ROAD, BENENDEN, KENT TN17 4EN

Stunning Detached Family Home

Entrance Hall * Sitting Room with Open Fireplace
Open Plan Kitchen/Breakfast/Dining Room * Family Room * Cloakroom

Master Bedroom with Ensuite * Three Further Double Bedrooms
Family Bath and Shower Room with Separate W.C.

Gardens and Woodland * Garaging

Sitting in the centre of the garden, this stunning detached family home is located on the outskirts of the popular village of Benenden.

Having undergone complete renovation and an extension, the accommodation consists of a double aspect sitting room with fireplace and doors to the garden, a family room, a kitchen/breakfast/ dining room and a cloakroom on the ground floor.

On the first floor there is a master bedroom with ensuite bath and shower room, three further double bedrooms and a family bath and shower room with separate w.c.

Electric gates open onto the driveway which leads to the front door and detached double garage. The gardens wrap around the property, are laid predominantly to lawn bordered with mature well stocked flower and shrub beds. There is a paved terrace from which to enjoy the gardens. Adjoining the gardens there is an area of woodland.

The property benefits from being located within the much sought after Cranbrook School Catchment Area.

Harpers and Hurlingham

The Corner House

Stone Street

Cranbrook

Kent

TN17 3HE

Tel: 01580 715400

enquiries@harpersandhurlingham.com

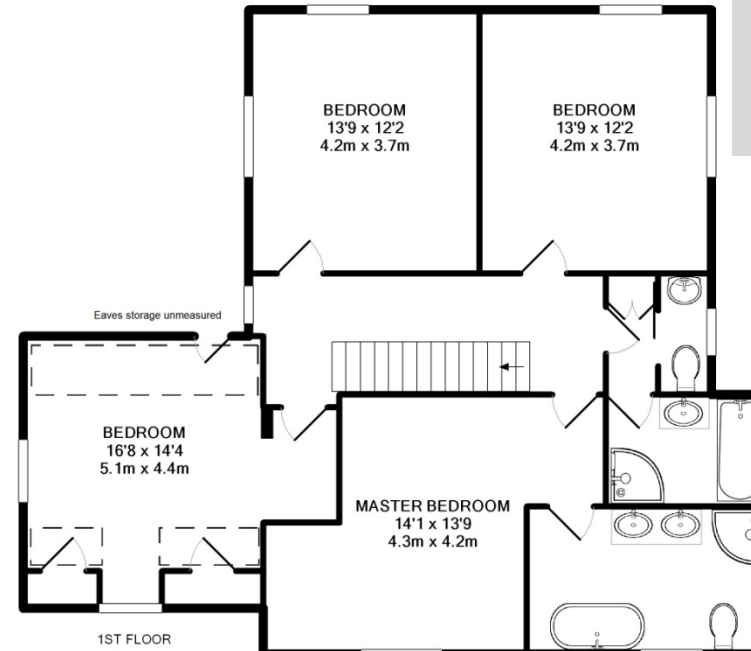
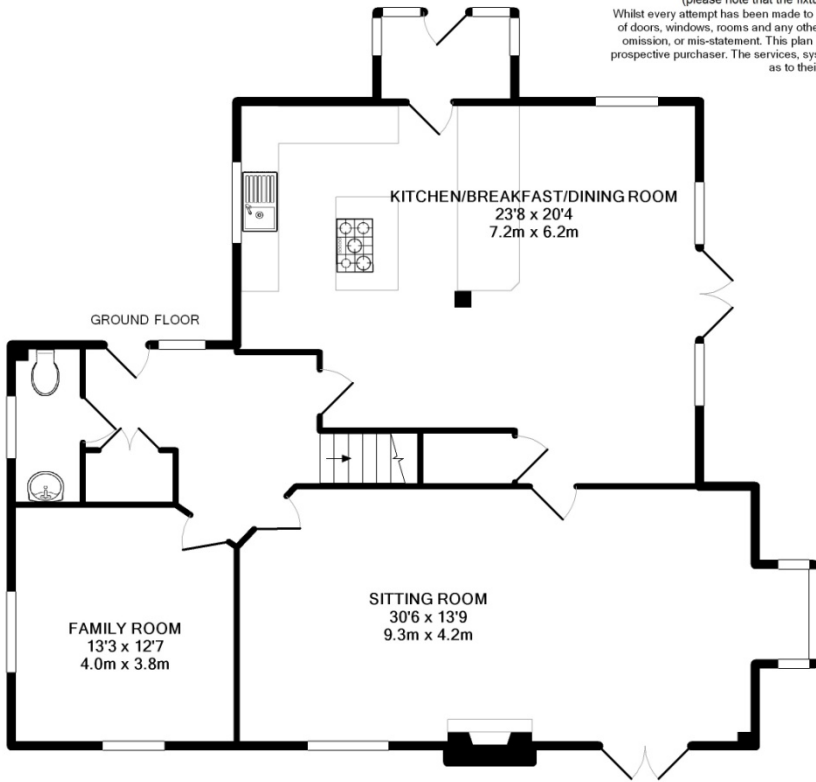
www.harpersandhurlingham.com



TOTAL APPROXIMATE INTERNAL FLOOR AREA 2149.6SQ.FT. (199.7SQ.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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Mains electricity, gas and water. Private drainage. Partial ground floor underfloor heating. Entry phone.

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.

Energy Performance Certificate

Merlewood, New Pond Road, Benenden, CRANBROOK, TN17 4EN

Dwelling type: Detached house Reference number: 9128-8027-6262-8444-7990
Date of assessment: 12 February 2014 Type of assessment: RDSAP existing dwelling
Date of certificate: 12 February 2014 Total floor area: 228 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: £ 4,182
Over 3 years you could save: £ 657

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£276 over 3 years	£276 over 3 years	
Heating	£3,055 over 3 years	£2,895 over 3 years	You could save £ 657 over 3 years
Hot Water	£351 over 3 years	£354 over 3 years	
Totals	£4,182	£3,525	

These figures show how much the average household would 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

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
A	71	82	G

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 60).

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 Cavity wall insulation	£500 - £1,500	£ 499	✓
2 Floor insulation	£800 - £1,200	£ 159	✓
3 Solar photovoltaic panels, 2.9 kWp	£9,000 - £14,000	£ 787	✓

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.



