

SANDHURST KENT



RYE ROAD, SANDHURST, KENT TN18 5JL

Striking Contemporary Family Home

Entrance Hall * Sitting Room * Kitchen/Dining Room * Study/Bedroom * Utility Room
Cloakroom

Master Bedroom with Ensuite * Three Further Bedrooms (One Ensuite)
Family Bath and Shower Room

Enclosed Garden with Terrace * Cart Lodge Garage * Off Road Parking

Cranbrook School Catchment Area

This striking contemporary family home has recently been refurbished and extended. Located in the Kentish village of Sandhurst, the property is within the much sought after Cranbrook School Catchment Area.

Presented in immaculate order throughout, the accommodation consists of an entrance hall, a triple aspect sitting room with fireplace and log burning stove, stunning kitchen/dining room with Aga and doors to the garden, study/bedroom, utility room and cloakroom on the ground floor.

On the first floor there is a master bedroom with ensuite shower room and built-in wardrobes, three further bedrooms, one with ensuite shower room and a family bath and shower room.

A gate opens onto the gravel drive which provides ample off road parking and leads to the cart lodge garage. A gate leads through to the enclosed garden which is laid predominantly to lawn with a terrace and flower and shrub beds.

Harpers and Hurlingham

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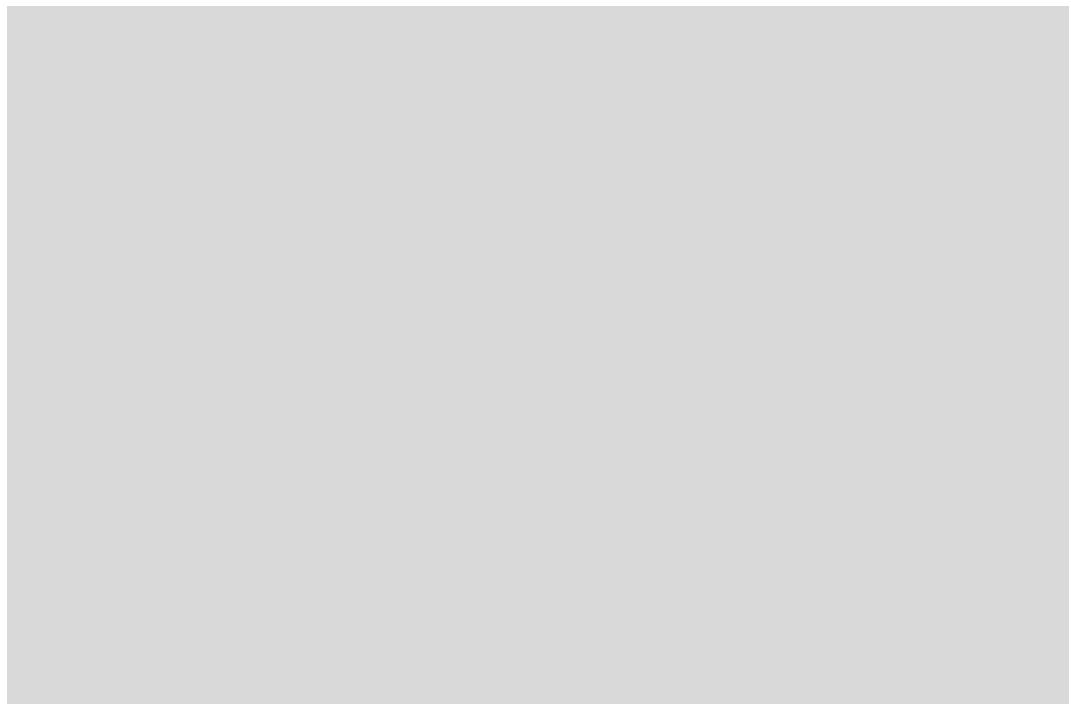


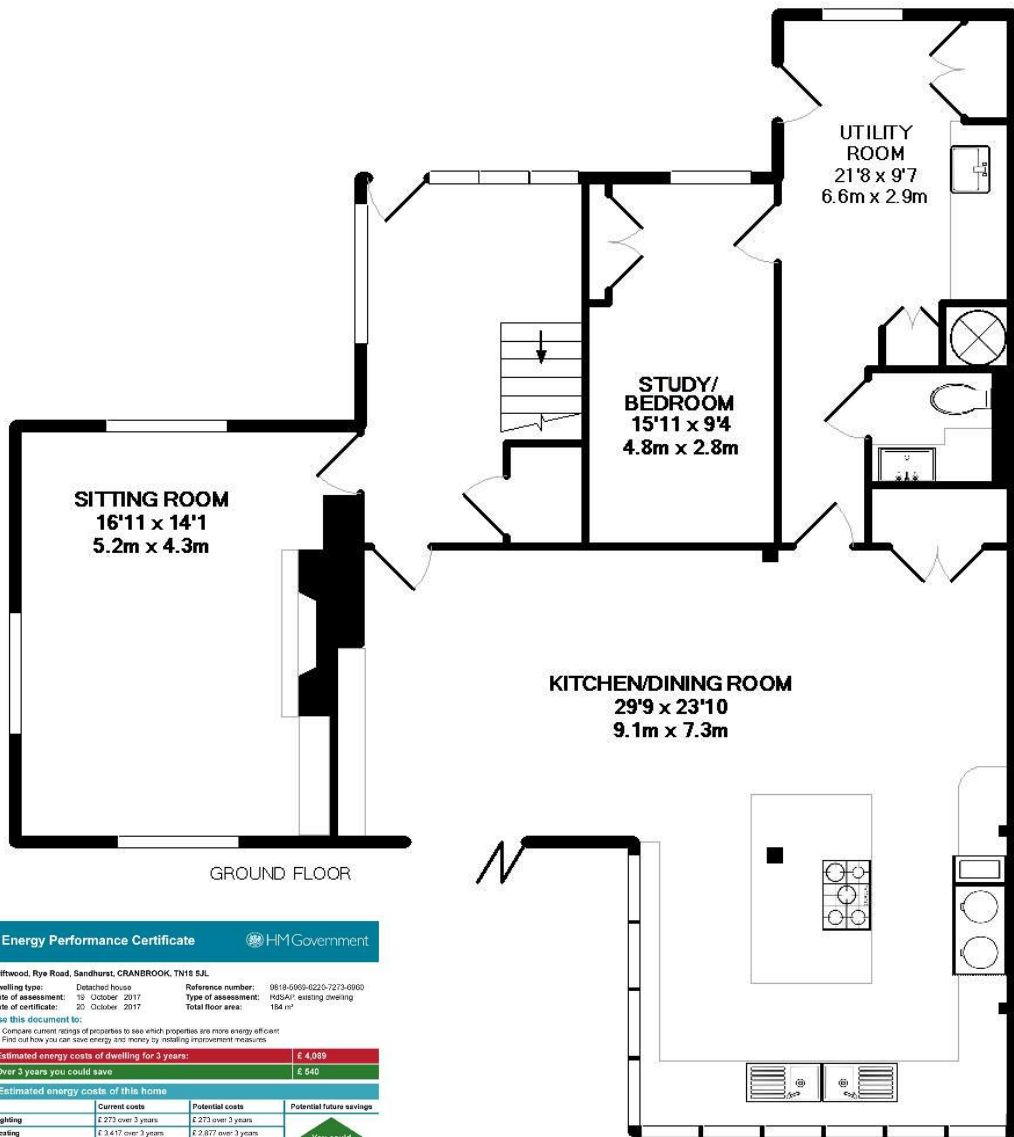
Situated within walking distance of the Village of Sandhurst, with local amenities which include a post office and local store together with a well-regarded Primary School.

More comprehensive shopping and recreational facilities are available in nearby Hawkhurst or Cranbrook and a little further afield in Tunbridge Wells.

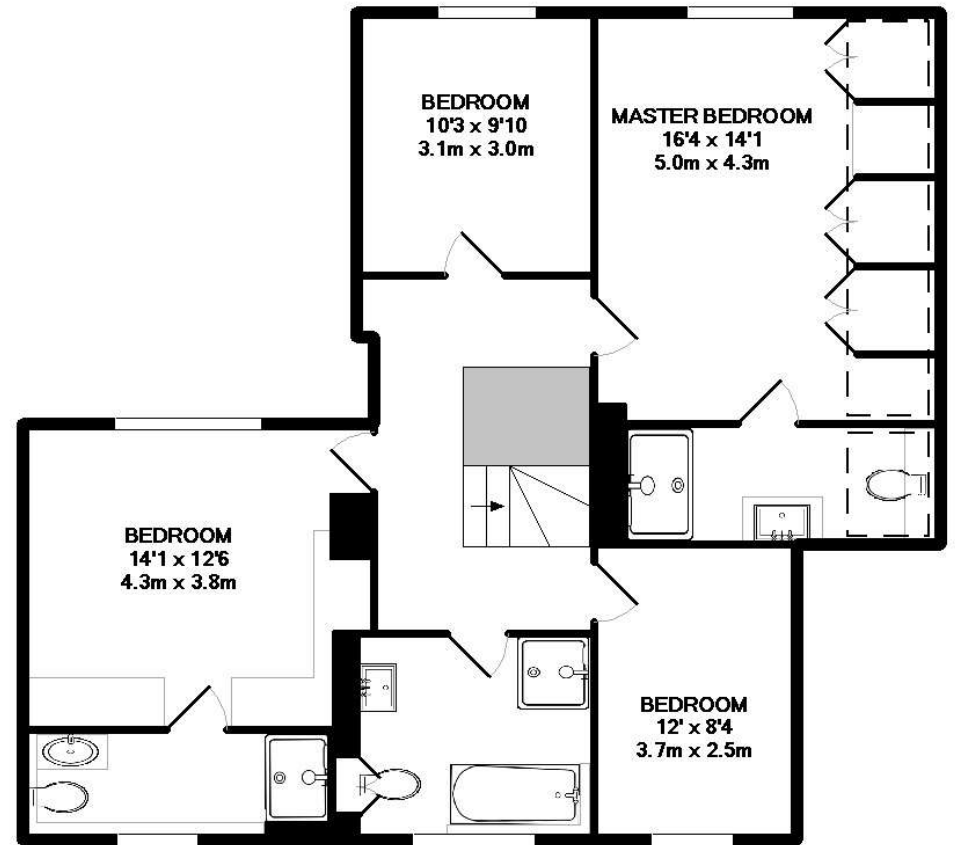
In addition to Cranbrook School and the local primary school, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy, Dulwich Prep School and various well regarded state schools.

Mainline Rail Services are available from either Staplehurst or Etchingham.





GROUND FLOOR



1ST FLOOR

TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 2060.2SQ.FT. (191.4SQ.M)
(not to scale - for layout purposes only)

(please note that the fixture 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

Drifwood, Rye Road, Sandhurst, CRANBROOK, TN11 5JL
Dwelling type: Detached house Reference number: 0619-6909-0225-7273-0900
Date of assessment: 19 October 2017 Type of assessment: RDSA: existing dwelling
Date of certificate: 20 October 2017 Total floor area: 184 m²

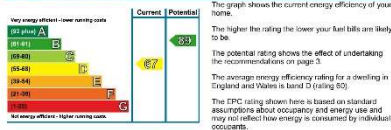
Use this document to:
• Compare current ratings of properties to see which properties are more energy efficient
• Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,089
Over 3 years you could save	£ 640

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 273 over 3 years	£ 273 over 3 years	
Heating	£ 3,437 over 3 years	£ 2,877 over 3 years	
Hot Water	£ 399 over 3 years	£ 388 over 3 years	
Totals	£ 4,089	£ 3,549	You could save £ 640 over 3 years

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 excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by micro-generation.

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. Cavity wall insulation	£500 - £1,500	£ 540	
2. Solar photovoltaic panels, 2 to 10Wp	£3,000 - £9,000	£ 854	
3. Wind turbine	£15,000 - £25,000	£ 1,083	

To find out more about the recommended measures and other actions you could take today to save money visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (outside national rate). The Green Deal may enable you to finance your home heating and cooling to lock.

SERVICES

Mains electricity, gas, water and drainage.

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.

