



'Our Focus Determines Your Reality'



Foxhole Lane  
Sandhurst  
Kent  
TN18 5NL



Drawing Room \* Sitting Room \* Kitchen/Breakfast Room  
Utility Room \* Cloakroom

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Principal Bedroom with Ensuite \* Four Further Double Bedrooms  
Family Bathroom

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Enclosed Gardens \* Off Road Parking



## CHARMING DETACHED PERIOD LODGE HOUSE

This charming detached period lodge house is located on a country lane on the outskirts of the sought after village of Sandhurst.

High ceilings are a feature throughout the property with the accommodation consisting of a double aspect drawing room with log burning stove, a double aspect sitting room with doors to the garden, a study, a double aspect kitchen/breakfast room, a utility room and a cloakroom on the ground floor.

On the first floor there is a principal bedroom with ensuite shower room, two further double bedrooms and a family bathroom. Stairs lead to the second floor where there are a further two double bedrooms.

Outside a gravel drive leads to ample off road parking. A picket fence encloses the garden to the front of the property with a gate leading through to the gardens to the rear. The enclosed gardens are laid predominantly to lawn bordered with mature shrubs and well stocked flower beds. A paved terrace becomes a path leading to a summer house. In a separate area of the garden there is a garden store.



## HAWKHURST

Hawkhurst offers a selection of shops including a Chemist, Butcher/Provision Store, Florist, Bakers, Hairdressers, Petrol Station, two Supermarkets, a Tesco and a Waitrose, a number of Restaurants and an "Art" Cinema to name but a few. Other local facilities include two doctors' practices, a vets, opticians and dentist. Sports clubs are available in the form of Squash, Tennis, Badminton and Golf.

More extensive facilities are available in Cranbrook, Tenterden and Tunbridge Wells.

## SCHOOLS AND CONNECTIONS

In addition to Cranbrook School, there are other excellent public and state schools for children of all ages, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School in the area.

Situated within easy driving distance to the A21 which provides access to the M25 motorway both North and South bound. Mainline Stations are available at both Etchingham, approximately 5 minutes' drive, with services through Tunbridge Wells to London and Staplehurst with services to London Bridge, Charing Cross and Cannon Street.



**Energy Performance Certificate**

**SAP**

Field Green Lodge, Field Green, Hawkhurst, CRANBROOK, TN18 5NL

Dwelling type: Detached house Reference number: 9E38-8067-7282-4126-5904  
 Date of assessment: 17 February 2016 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 17 February 2016 Total floor area: 193 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:** £ 7,965  
**Over 3 years you could save:** £ 4,191

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 450 over 3 years	£ 270 over 3 years	You could save £ 4,191 over 3 years
Heating	£ 6,780 over 3 years	£ 3,195 over 3 years	
Hot Water	£ 690 over 3 years	£ 303 over 3 years	
<b>Totals</b>	<b>£ 7,965</b>	<b>£ 3,274</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This includes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**

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. Internal or external wall insulation	£4,000 - £14,000	£ 2,019	Yes
2. Floor insulation (solid floor)	£4,000 - £8,000	£ 258	Yes
3. Draught proofing	£80 - £120	£ 120	Yes

See page 3 for a full list of recommendations for this property.

For more information on recommended measures and Green Deals you should like 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.

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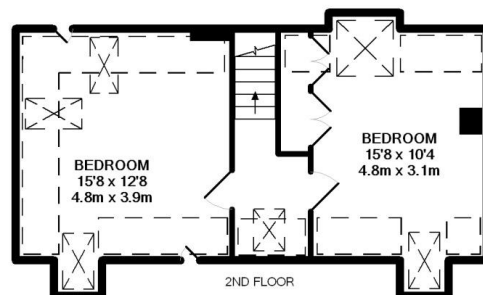
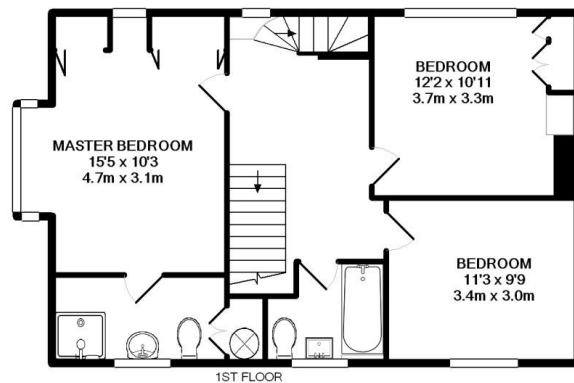
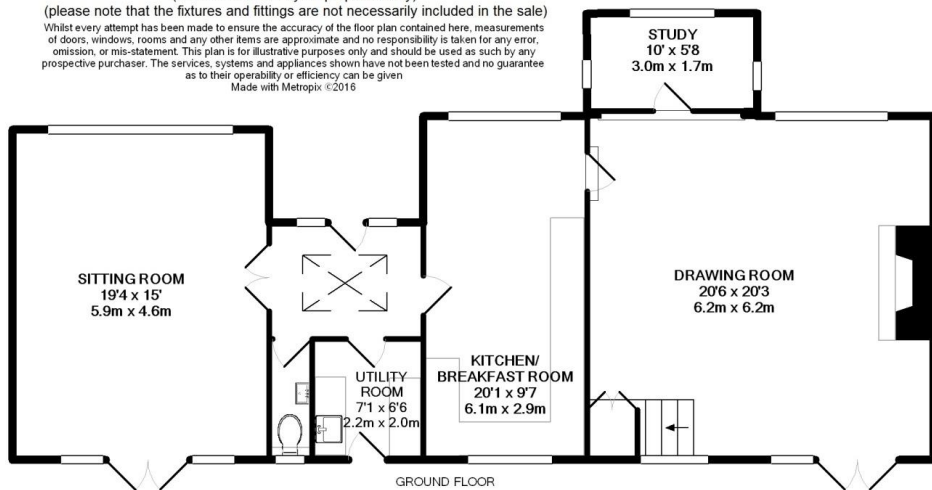
TOTAL APPROXIMATE INTERNAL USEABLE FLOOR AREA 1996.7SQ.FT. (185.5SQ.M)

(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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## SERVICES

Mains electricity and water. Oil fired central heating. Shared private 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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