

# HAWKHURST KENT









HASTINGS ROAD, HAWKHURST, KENT TN18 4RT

## Detached Family Home with Business Opportunity

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

---

Master Bedroom with Ensuite \* Four Further Bedrooms  
Family Bathroom

---

Two Holiday Cottages each with Sitting Room \* Kitchen  
Double Bedroom \* Bathroom  
Bed and Breakfast Accommodation with Double Bedroom \* Bathroom

---

Garage \* Outbuilding \* Gardens

**Harpers and Hurlingham**

The Corner House  
Stone Street  
Cranbrook  
Kent  
TN17 3HE

Tel: 01580 715400  
enquiries@harpersandhurlingham.com

www.harpersandhurlingham.com







Occupying an enviable elevated position on the outskirts of Hawkhurst, this detached family home benefits from two holiday cottages and separate bed and breakfast accommodation.

Recently extended although requiring some updating, the accommodation consists of a drawing room with open fireplace, a sitting room, a double aspect dining room, a double aspect kitchen/breakfast room, a utility room, a bath and shower room and a cloakroom on the ground floor.

On the first floor there is a master bedroom with ensuite shower room hidden behind wardrobe doors, four further bedrooms and a family bath and shower room.

Outside a private drive leads to the good size garage, further on to the house and on to the two holiday cottages. The drive is bordered by approximately two acres of grassland interspersed with a variety of mature trees including a small area of orchard. The gardens sweep around the house and continue down to the holiday cottages.

The cottages each consist of a sitting room, a kitchen, a double bedroom and a bathroom. Each benefits from an area of terrace. Attached to Cottage No.1 is a separate bedroom and bathroom used to provide B & B although easily incorporated back into the cottage if required.

There is also a good sized outbuilding. All the properties benefit from views over the neighbouring lakes.

As well as providing a business opportunity, the property benefits from being located within the Cranbrook School Catchment Area.

TOTAL APPROXIMATE USEABLE INTERNAL FLOOR AREA 1649.0SQ.FT(153.2SQ.M)  
(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)

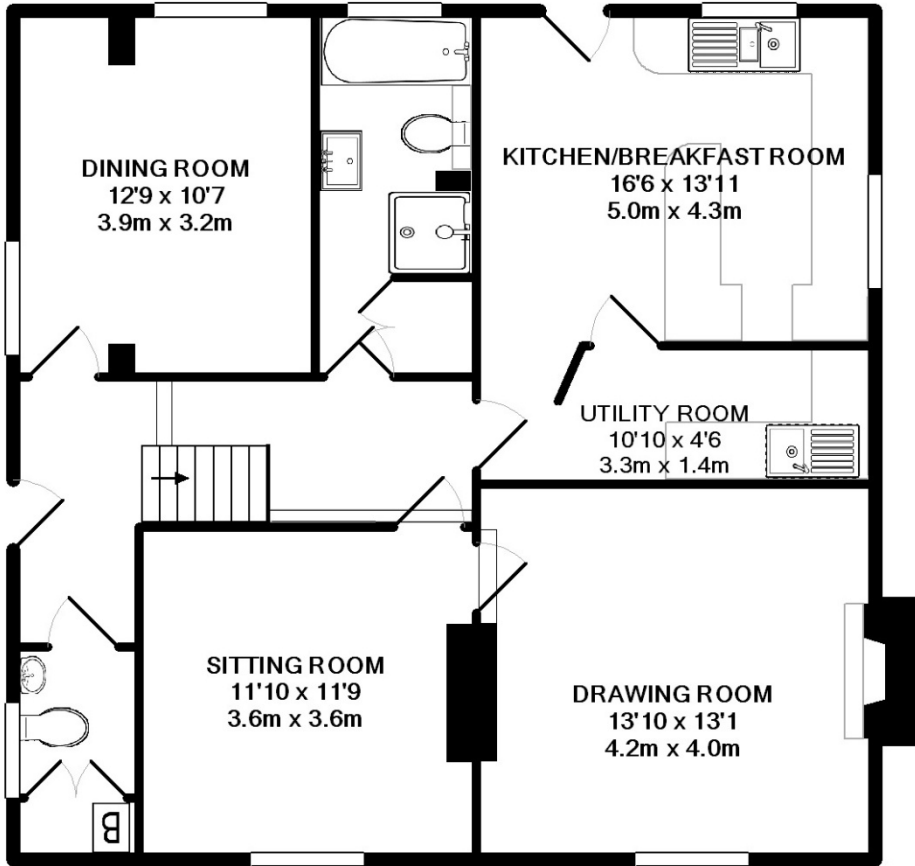
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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

Made with Metropix ©2016

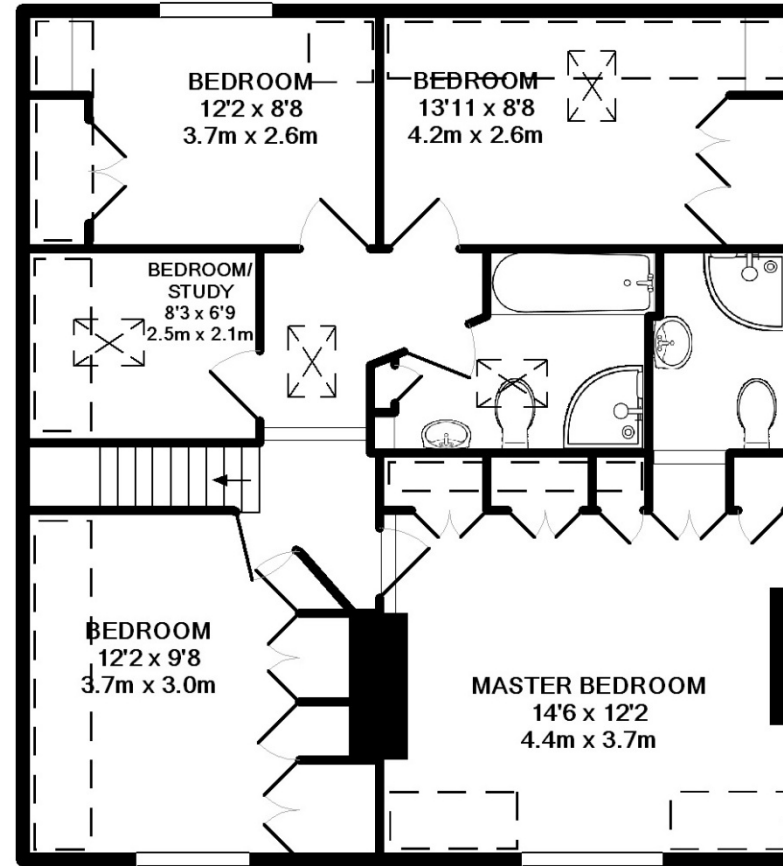
Mains electricity and water. Oil fired central heating. Private drainage.

Maidstone Borough Council - Council Tax Band G

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



GROUND FLOOR



FIRST FLOOR

**Energy Performance Certificate**

The Wrens Nest, Hastings Road, Hawkhurst, CRANBROOK, TN18 4RT

Dwelling type: Detached house Reference number: 0050-2830-6056-0627-5831  
 Date of assessment: 21 May 2013 Type of assessment: RdSAP existing dwelling  
 Date of certificate: 23 May 2013 Total floor area: 151 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:		£ 4,410
Over 3 years you could save		£ 1,401

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 237 over 3 years	
Heating	£ 3,480 over 3 years	£ 2,445 over 3 years	
Hot Water	£ 693 over 3 years	£ 327 over 3 years	
<b>Totals</b>	<b>£ 4,410</b>	<b>£ 3,009</b>	<b>You could save £ 1,401 over 3 years</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**

Very energy efficient - lower running costs  
 A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-12)  
 Not energy efficient - higher running costs

Current: 61 Potential: 81

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 Floor Insulation	£800 - £1,200	£ 429	Yes
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 795	Yes
3 Solar water heating	£4,000 - £8,000	£ 180	Yes

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/havingenergy](http://www.direct.gov.uk/havingenergy) 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.

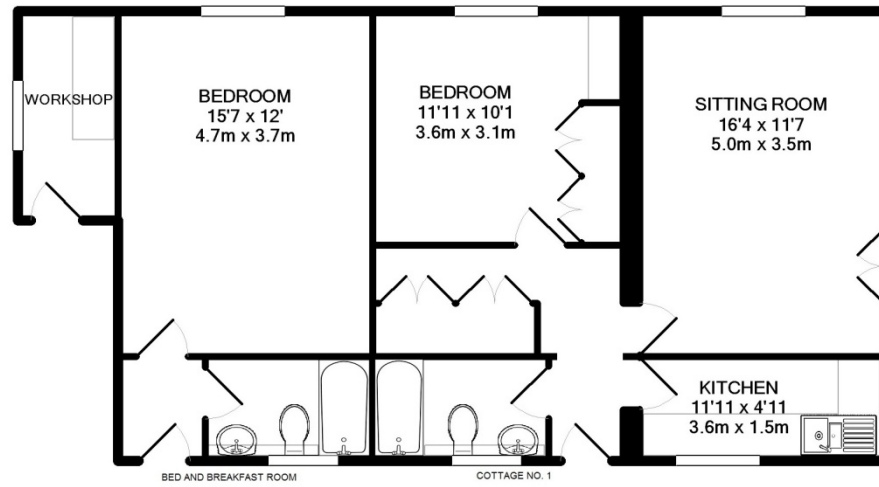
Situated on the outskirts of the village of Hawkhurst with all its amenities including a butcher, two supermarkets, chemist, cinema, florist and various restaurants. A short drive away is the larger town of Cranbrook which provides a good variety of shops, banks, supermarket and sports centre.

Nearby Bedgebury Pinetum and Bewl Water provide excellent leisure facilities.

As well as Cranbrook School there are many excellent private and state schools for children of all ages in the area.

Mainline Rail Services are available from Staplehurst into London Cannon Street and Charing Cross.





TOTAL APPROXIMATE USEABLE INTERNAL FLOOR AREA  
 - COTTAGE NO. 1 488.7SQ.FT (45.4SQ.M)  
 - BED AND BREAKFAST ROOM 244.3SQ.FT. 22.7SQ.M)  
 (not to scale - for layout purposes only)  
 (please note that the fixtures and fittings are not necessarily included in the sale)

### Energy Performance Certificate



1 The Wrens Nest Cottage, Hastings Road, Hawkhurst, CRANBROOK, TN18 4RT

Dwelling type: Detached bungalow Reference number: 2898-7008-7235-0687-7964  
 Date of assessment: 21 May 2013 Type of assessment: RDS49: existing dwelling  
 Date of certificate: 23 May 2013 Total floor area: 48 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

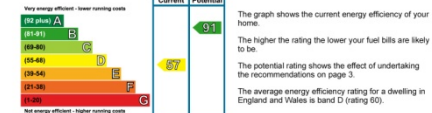
Estimated energy costs of dwelling for 3 years:	£ 2,103
Over 3 years you could save	£ 828

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 95 over 3 years	£ 120 over 3 years	You could save £ 828 over 3 years
Heating	£ 1,826 over 3 years	£ 678 over 3 years	
Hot Water	£ 381 over 3 years	£ 192 over 3 years	
Totals	£ 2,103	£ 1,275	

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



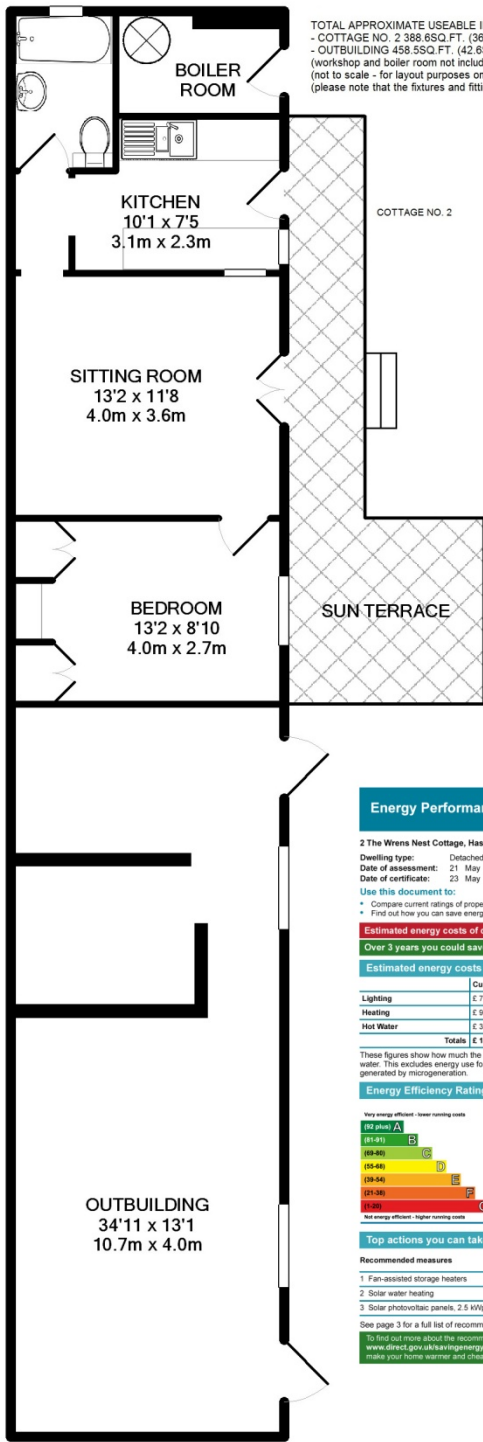
### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£300 - £1,200	£ 105	
2 Fan-assisted storage heaters	£300 - £1,200	£ 549	
3 Solar water heating	£4,000 - £6,000	£ 126	

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/theenergy](http://www.direct.gov.uk/theenergy) 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.







TOTAL APPROXIMATE USEABLE INTERNAL FLOOR AREA  
 - COTTAGE NO. 2 388.6SQ.FT. (36.1SQ.M)  
 - OUTBUILDING 458.5SQ.FT. (42.6SQ.M)  
 (workshop and boiler room not included)  
 (not to scale - for layout purposes only)  
 (please note that the fixtures and fittings are not necessarily included in the sale)



### Energy Performance Certificate

2 The Wrens Nest Cottage, Hastings Road, Hawkhurst, CRANBROOK, TN18 4RT  
 Dwelling type: Detached bungalow Reference number: 8801-2790-3629-1027-8573  
 Date of assessment: 21 May 2013 Type of assessment: RGSAP, existing dwelling  
 Date of certificate: 23 May 2013 Total floor area: 35 m<sup>2</sup>

Use this document to:

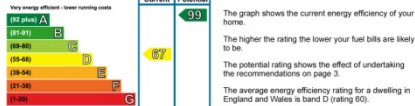
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,401
Over 3 years you could save	£ 486

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 76 over 3 years	£ 81 over 3 years	You could save £ 486 over 3 years
Heating	£ 981 over 3 years	£ 990 over 3 years	
Hot Water	£ 345 over 3 years	£ 174 over 3 years	
<b>Totals</b>	<b>£ 1,401</b>	<b>£ 915</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 Fan-assisted storage heaters	£800 - £800	£ 378	✓
2 Solar water heating	£4,000 - £8,000	£ 111	✓
3 Solar photovoltaic panels, 2.5 kWp	£6,000 - £14,000	£ 771	✓

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/havingenergy](http://www.direct.gov.uk/havingenergy) 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.







**H&H**  
HARPERS AND HURLINGHAM