

GOUDHURST

KENT



Ladham Road, Goudhurst, Kent TN17 1LS

This striking converted barn is located on a rural country lane on the outskirts of the sought after village of Goudhurst.

Light and spacious with a contemporary finish, the accommodation consists of an entrance hall, a double aspect open plan kitchen/dining/sitting room with doors opening onto a paved terrace, a double bedroom and a shower/utility room on the ground floor.

On the first floor there is a master bedroom and a bathroom.

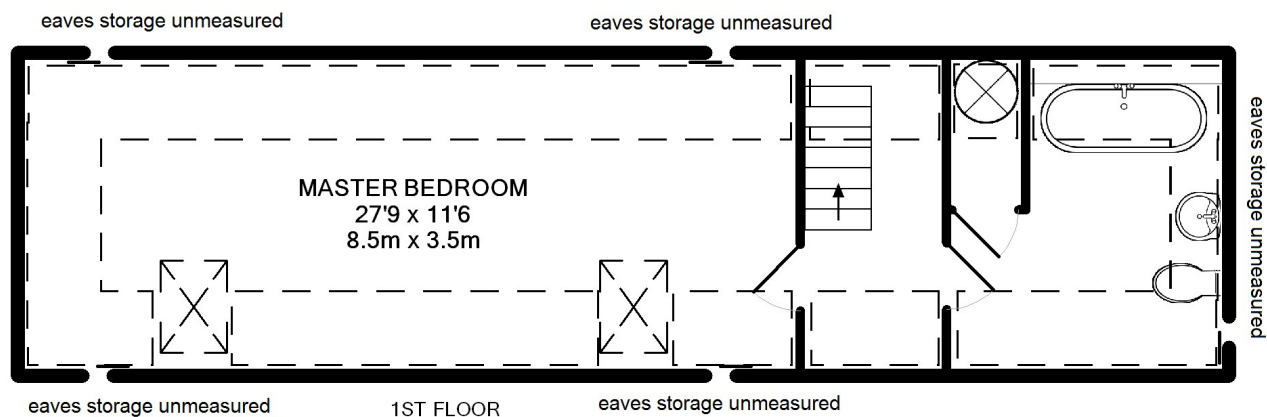
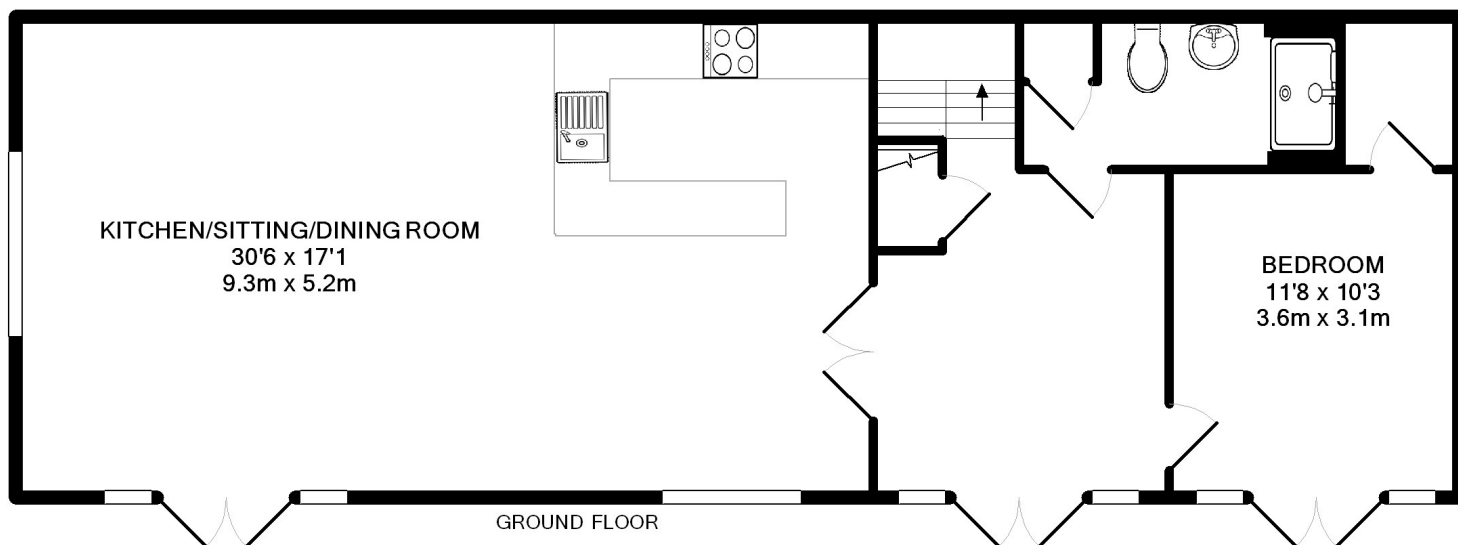
Outside the property is approached via gates onto an area of off road parking. Sitting in the middle of the plot the barn enjoys a partially walled garden to the rear which is laid to lawn. The garden to the front is textured with an extensive area of lawn, an area of gravel with a feature flower bed and an elevated paved terrace from which to enjoy the garden and the countryside views.

- Striking Convert Hop Barn
- Open Plan Kitchen/Dining/Sitting Room
- Master Bedroom
- Double Bedroom
- Family Bathroom
- Shower/Utility Room
- Enclosed Gardens with Views
- Off Road Parking
- Cranbrook School Catchment Area









TOTAL APPROXIMATE USABLE INTERNAL FLOOR AREA 1336.9SQ.FT. (124.2SQ.M)

(not to scale - for layout purposes only)

(please note 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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Energy Performance Certificate



The Hop Barn, Ladham Road, Goudhurst, CRANBROOK, TN17 1LS

Dwelling type: Detached house
Date of assessment: 21 June 2012
Date of certificate: 21 June 2012
Reference number: 2198-5039-6256-9092-4964
Type of assessment: RdSAP, existing dwelling
Total floor area: 131 m²

Use this document to:

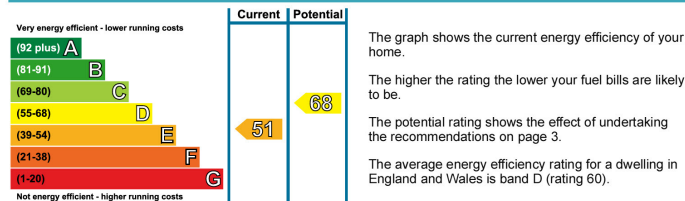
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,002
Over 3 years you could save	£ 606

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 183 over 3 years	
Heating	£ 2,928 over 3 years	£ 2,844 over 3 years	
Hot Water	£ 798 over 3 years	£ 369 over 3 years	
Totals	£ 4,002	£ 3,396	

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	£15	£ 45	
2 Fan assisted storage heaters and dual immersion cylinder	£900 - £1,200	£ 81	✓
3 Solar water heating	£4,000 - £6,000	£ 384	✓

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.



SERVICES

Mains electricity and water. Private drainage.

Tunbridge Well 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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