



'Our Focus Determines Your Reality'



Claygate  
Horsmonden  
Kent  
TN12 9PD



Sitting Room \* Kitchen/Dining/Family Room \* Utility Area \* Cloakroom

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Master Bedroom with Ensuite \* Three Further Double Bedrooms  
Study/Nursery \* Family Bath and Shower Room

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Enclosed Garden \* Outbuilding \* Off Road Parking



## STYLISH EDWARDIAN FAMILY HOME

A must see, this stylish Edwardian family home offers spacious well-proportioned rooms over three floors and boasts a feature fireplace.

The high ceilings and sash windows are synonymous with a property of this era. The accommodation consists of an entrance hall leading to a double aspect sitting room with bay window, feature fireplace and doors opening into the stunning vaulted kitchen/dining/ family room with two sets of double doors opening onto the terrace, a utility area and a cloakroom on the ground floor. On the first floor there is a master bedroom with bay window and ensuite shower room, a double bedroom, a study/nursery and a family bath and shower room. The second floor boasts to double bedrooms.

A gate opens onto the ample off road parking which is bordered with a mature hedge. The enclosed garden to the rear encompasses a paved terrace, lawn, area of wild meadow, a variety of mature trees, well-stocked flower and shrub beds and established hedgerow. There is an outbuilding that was once a garage and still has the structure in place to be reinstated if required but is currently used as a teenage den.



## CLAYGATE

The property is located in the hamlet of Claygate, a short distance from the village of Collier Street which includes a Church and primary school.

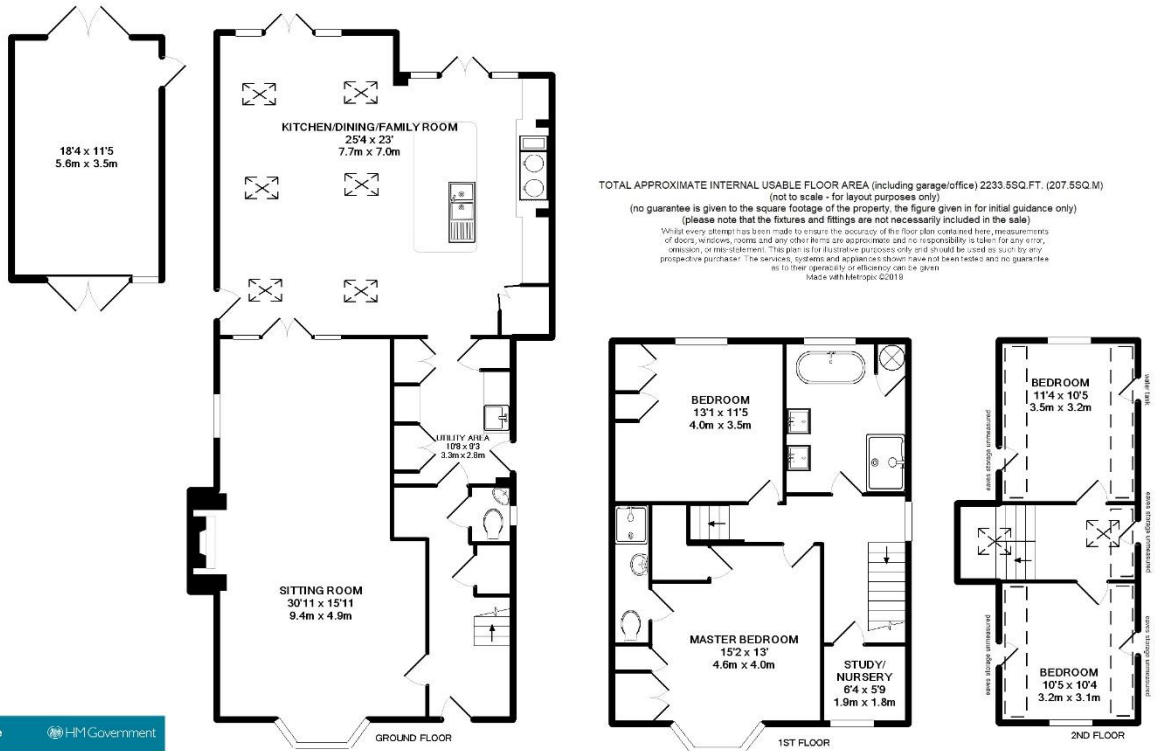
Local shops are available in the larger villages of Marden and Horsmonden. More comprehensive shopping is available at Tunbridge Wells and Maidstone.

## SCHOOLS AND CONNECTIONS

There are a number of excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, Summerhill, Sutton Valence and Dulwich Prep School, to name a few.

Main line rail services are available from Paddock Wood, Marden or Staplehurst into Central London. The motorway network can be reached via the A21, through Horsmonden and the M25 can be accessed via Paddock Wood.





**Energy Performance Certificate**

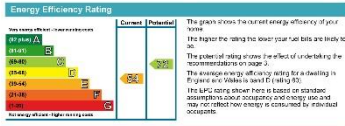
Laurel Wood House, Claygate, Maiden, TONBRIDGE, TN12 9PD  
 Dwelling type: Detached house Reference number: 2075-2016-7208-4155-1564  
 Date of assessment: 02 June 2016 Type of assessment: Full, existing dwelling  
 Date of certificate: 04 June 2016 Total floor area: 204 m<sup>2</sup>

Use this document for:  
 • Landlord's current ratings of properties to assess which properties are more energy efficient  
 • If it could not be used, save energy and money by installing recommended measures

Estimated energy needs of dwelling for 3 years	£ 6,130
Over 3 years you could save	£ 1,639

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 204 over 3 years	You could save £ 1,639 over 3 years
Heating	£ 4,355 over 3 years	£ 2,331 over 3 years	
Hot Water	£ 423 over 3 years	£ 239 over 3 years	
<b>Totals</b>	<b>£ 5,024</b>	<b>£ 2,574</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and are not based on energy used by individual households. They include energy use for running appliances like TVs, computers and cookers, and electricity generated by micro-generation.



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

Recommended measures	Indicative cost	Typical savings over 3 years
1. Cavity wall insulation	£100 - £1,000	£ 815
2. Low energy lighting throughout	£100 - £1,000	£ 115
3. Solar water heating	£4,000 - 20,000	£ 100

See page 3 for a full list of recommendations for this property.  
 To find out more about the recommended measures and opportunities you can take today to save money visit [www.gov.uk/energy-guidance](http://www.gov.uk/energy-guidance) or call 0800 135 2004 (national helpline rate). The energy label on this page provides you with more information and advice for you.



**SERVICES**

Oil fired central heating. Under floor heating in kitchen/dining/family room. Private cess pit drainage.

Maidstone 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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