

SISSINGHURST KENT





STARVENDEN LANE, SISSINGHURST, KENT TN17 2AN

Impressive Detached Country Property

Entrance Hall * Sitting Room * Family Room * Dining Room * Study
Kitchen/Breakfast Room * Utility Room * Cloakroom

Master Bedroom Suite * Guest Bedroom with Ensuite
Three Further Bedrooms * Family Bath and Shower Room

Gardens Approx. 2 Acres * Triple Garage * Garden Store * Garden W.C.

Cranbrook School Catchment Area

Harpers and Hurlingham

The Corner House
Stone Street
Cranbrook
Kent
TN17 3HE

Tel: 01580 715400
enquiries@harpersandhurlingham.com

www.harpersandhurlingham.com





Built circa 1993, this impressive country property is located on a private road on the outskirts of the village of Sissinghurst and the town of Cranbrook.

The well proportioned accommodation consists of an entrance hall with sweeping oak staircase, a double aspect sitting room with open fireplace and doors to the garden, a double aspect dining room with fireplace, a double aspect family room, a study with door to the garden, a kitchen/breakfast room, a utility room and a cloakroom on the ground floor. Also attached to the ground floor are a garden store and a w.c.

On the first floor there is a master bedroom suite consisting of a double aspect bedroom, a dressing room and a bath and shower room. There is a guest bedroom with ensuite bath and shower room, three further double bedrooms and a family bath and shower room.

Outside the driveway sweeps to a turning circle at the front of the property and is bordered with ornamental box hedging. The drive also leads to the triple garage. The manicured gardens of approximately 2 acres are bordered with mature trees, shrubs and hedging. A circular flower and shrub bed creates a feature. The lawns wrap around the property with a paved terrace from which to enjoy the gardens.

Additional land is available by separate negotiation.

This impressive property is located within the Cranbrook School Catchment Area.



The property is conveniently located on a private road on the outskirts of the town of Cranbrook, one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. Dominating the town is the stone church known locally as "The Cathedral of the Weald". A variety of social clubs offer a range of interesting activities.

The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the Town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School as well as a number of Grammar Schools.

The A21 offers excellent links to the Motorways heading North and South. The Mainline station at nearby Staplehurst offers trains to London Bridge, Charing Cross and Cannon Street.

Brewers Wood House, Starvenden Lane, Sissinghurst, CRANBROOK, TN17 2AN
 Dwelling type: Detached house Reference number: 64452836-7872-9496-9165
 Date of assessment: 18 March 2016 Type of assessment: RdSAT: existing dwelling
 Date of certificate: 19 March 2016 Total floor area: 201 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:	£ 6,075
Over 3 years you could save:	£ 1,191

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 720 over 3 years	£ 301 over 3 years	
Heating	£ 4,746 over 3 years	£ 4,226 over 3 years	
Hot Water	£ 609 over 3 years	£ 285 over 3 years	
Totals	£ 6,075	£ 4,812	This could save £ 1,191 over 3 years

These figures show how much the average household must spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TV, 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 65).

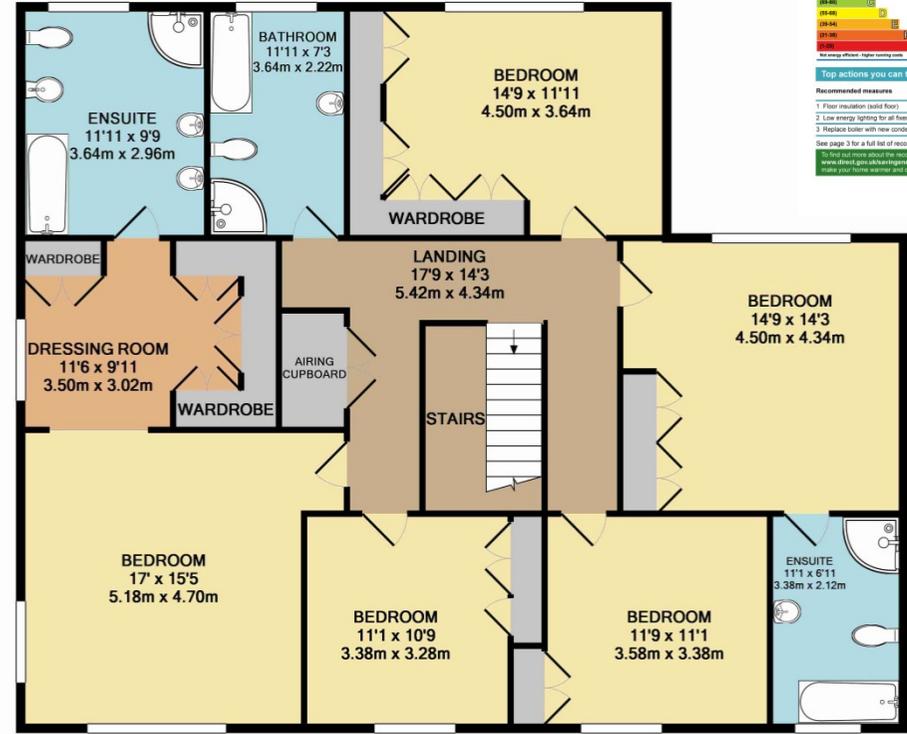
Top actions you can take to save money and make your home more efficient.

Recommended measure	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £5,000	£ 300	Yes
2 Low energy lighting for all fixed outlets	£200	£ 291	Yes
3 Replace boiler with new condensing boiler	£2,000 - £3,000	£ 300	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/energy (or call 0300 123 1234 (standard national rate). The Green Deal may allow you to finance your home repairs and improve its air to air heat loss.



GROUND FLOOR
 APPROX. FLOOR
 AREA 1651 SQ.FT.
 (153.4 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 1567 SQ.FT.
 (145.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 3218 SQ.FT. (298.9 SQ.M.)

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. Private drainage. Oil fired central heating.

Tunbridge Wells 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.

