

# HAWKHURST

KENT



## Stream Lane Hawkhurst Kent TN18 4RE

This charming cottage occupies a delightful sought after country lane location on the outskirts of the village of Hawkhurst.

A path leads from the off road parking down steps bordered with lawn, from which to enjoy the far reaching views, to the front door. The path continues to the elevated terrace overlooking the enclosed garden which is laid to lawn bordered with well stocked mature flower and shrub beds. A brick path borders the lawn to an area of terrace ideal to enjoy the evening sun. A gate leads to an area of orchard, a vegetable garden, a fruit cage, a greenhouse and a garden store. There is ample off road parking together with a double garage/workshop with power and light, which subject to the necessary permissions could be utilized as a home office, and enjoys separate vehicular access. The gardens and grounds total approx. 0.35 acres.

- Charming Cottage in Delightful Location
- Sitting Room with Open Fireplace
- Family/Dining Room and Fitted Kitchen
- Double Aspect Master Bedroom
- Double Bedroom and Further Bedroom
- Family Bathroom and Shower Room
- Enclosed Garden with Terrace
- Vegetable Garden and Area of Orchard
- Double Garage/Workshop
- Sought After Lane Position
- Cranbrook School Catchment Area







GROUND FLOOR



1ST FLOOR

TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1029SQ.FT (95.6SQ.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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## Energy Performance Certificate



2 East Heath Cottages, Stream Lane, Hawthurst, CRANBROOK, TN15 4RE

Dwelling type: Semi-detached house  
Date of assessment: 05 June 2016  
Date of certificate: 03 June 2016  
Reference number: 6348-7126-4670-4577-2002  
Type of assessment: PASAP existing dwelling  
Total floor area: 101 m<sup>2</sup>

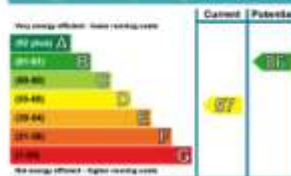
Use this document for:

- 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	£ 3,576		
Over 3 years you could save	£ 1,743		
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 321 over 3 years	£ 210 over 3 years	<p>You could save £ 1,743 over 3 years</p>
Heating	£ 2,674 over 3 years	£ 1,390 over 3 years	
Hot Water	£ 381 over 3 years	£ 228 over 3 years	
<b>Total</b>	<b>£ 3,676</b>	<b>£ 1,828</b>	

These figures show how much the average household would spend in the property for heating, lighting and hot water. This excluded 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 measure	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Internal or external wall insulation	£4,000 - £14,000	£ 1,113	
2. Floor insulation (suspended floor)	£800 - £1,200	£ 183	
3. Low energy lighting for all fixed outlets	£30	£ 63	

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](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal map shows you to make your home warmer and cheaper to run at no up-front cost.





### SERVICES

Mains electricity, gas, water and drainage.

Tunbridge Wells Borough Council - Council Tax Band D

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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