

# HAWKHURST, KENT





SLIP MILL LANE, HAWKHURST, KENT TN18 5AD

## Stylish Contemporary Detached Property

Entrance Hall \* Sitting Room \* Kitchen/Breakfast/Dining Room \* Utility Room  
Guest Bedroom with Ensuite \* Cloakroom

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Master Bedroom with Ensuite \* Three Double Bedrooms \* Family Bath and Shower Room

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Detached Double Garage \* Garden with Terrace

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Cranbrook School Catchment Area

Renovated to a high specification, this stylish, contemporary, detached family home with the 'wow' factor enjoys an elevated position on a country lane on the outskirts of Hawkhurst.

Light and spacious, the accommodation consists of an entrance hall with vaulted ceiling and double height windows, a double aspect sitting room with fireplace and bi-fold doors opening onto a paved terrace, a striking kitchen/breakfast/dining room again with bi-fold doors opening onto the terrace, a utility room, a cloakroom and a guest double bedroom with ensuite shower on the ground floor.

On the first floor there is a master bedroom with ensuite bath and shower room and walk through wardrobe, three further double bedrooms and a family bath and shower room.

Outside, double gates open onto a sweeping drive bordered with a York stone wall which leads to the detached double garage and ample off road parking. There is an area of lawn bordered with hedging. Gates to either side of the property lead to the enclosed garden to the rear which is laid predominantly to lawn with areas of stone and wooden terracing ideal for outside entertaining.

### Harpers and Hurlingham

The Corner House

Stone Street

Cranbrook

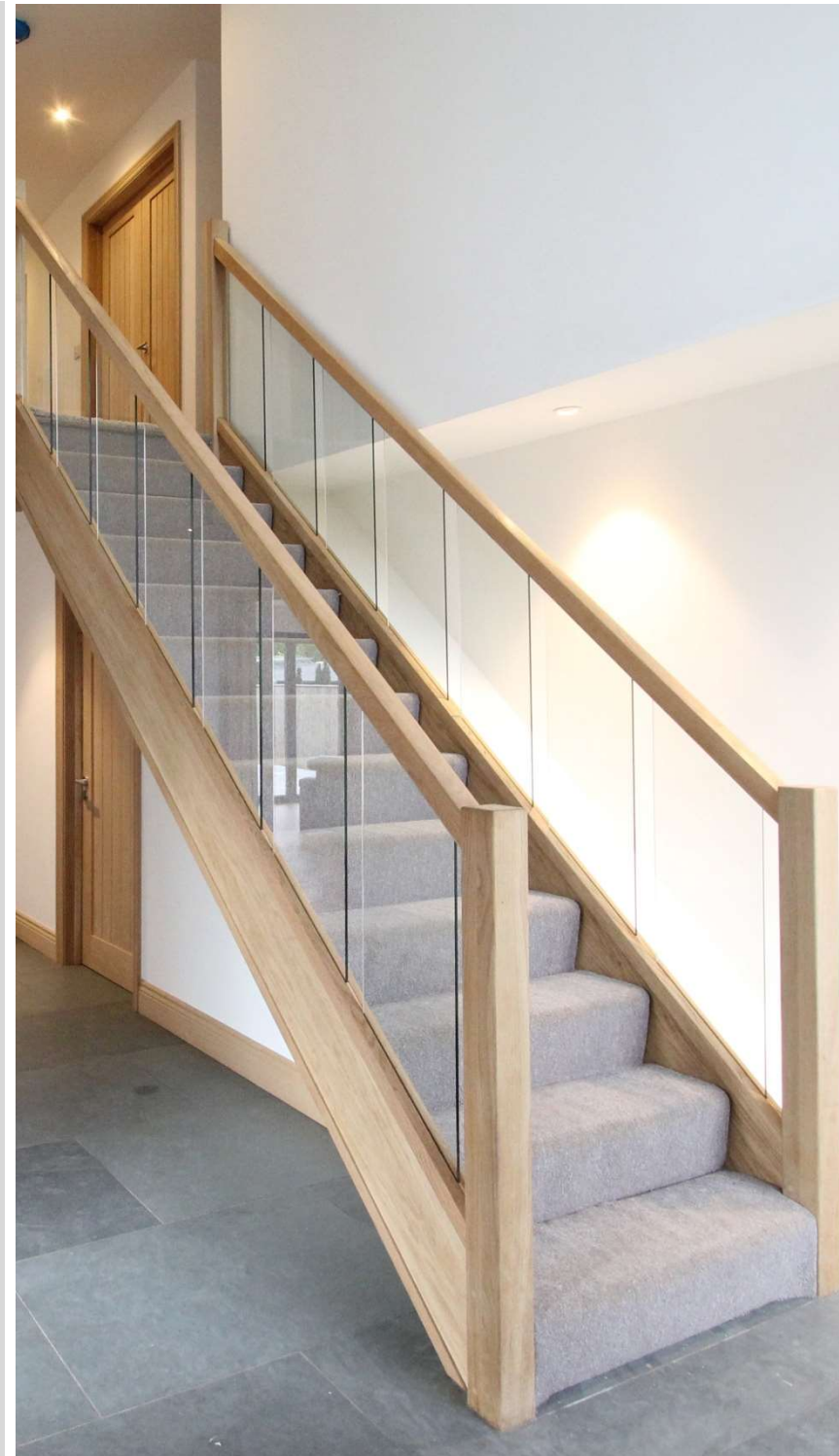
Kent

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[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)





This striking property is located on a country lane in a rural yet not isolated location, on the outskirts of the village of Hawkhurst. The local amenities include 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, sports centre and the much sought after Cranbrook School.

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.

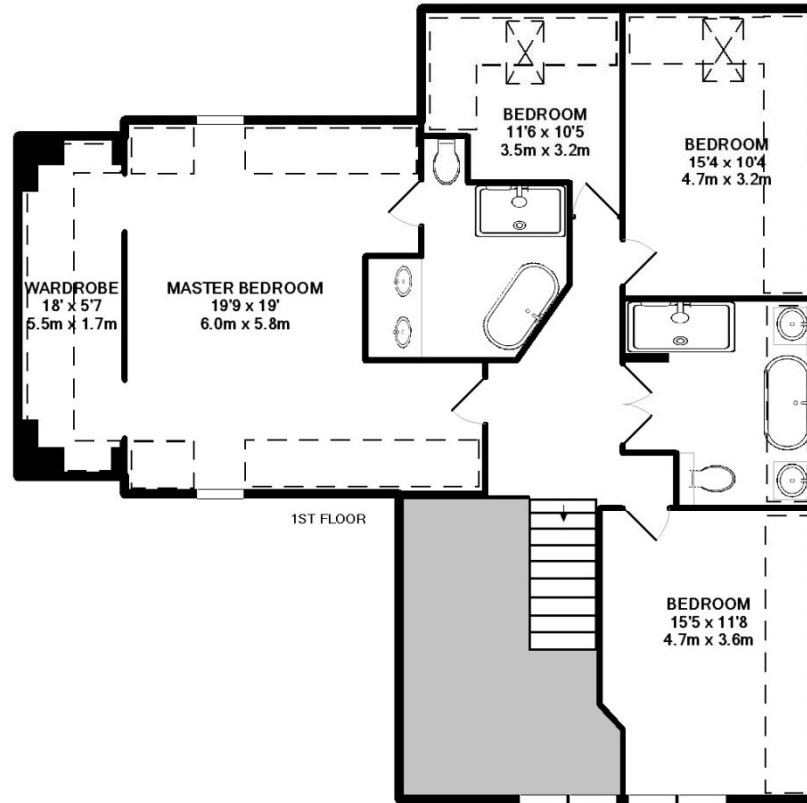
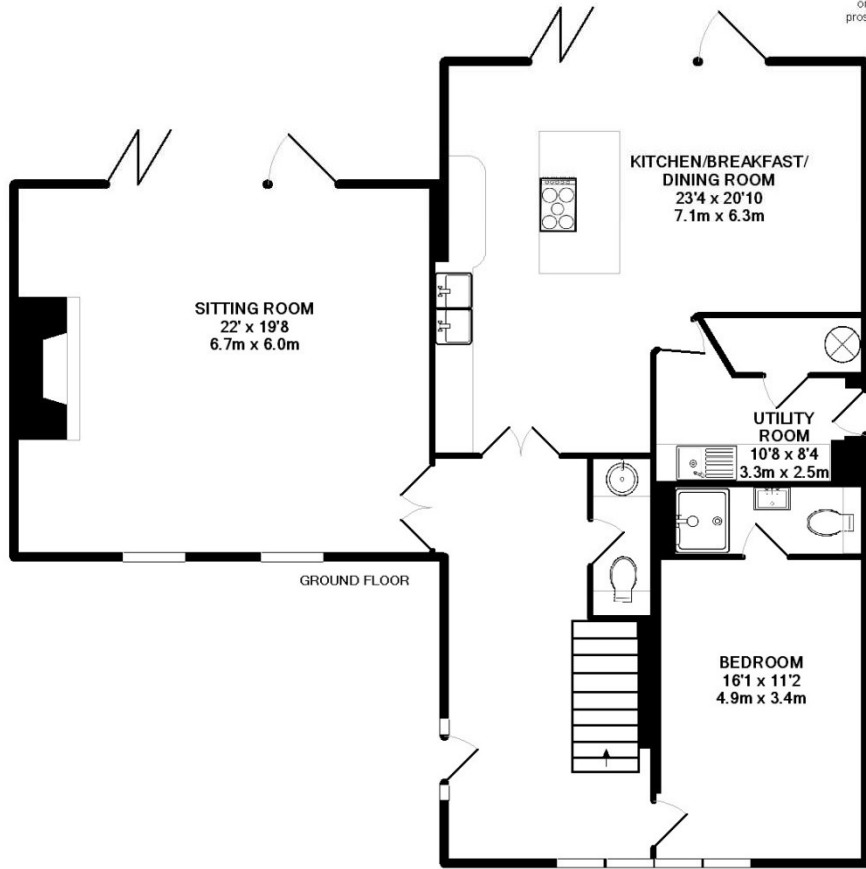
The A21 offers excellent links to the Motorways heading North and South. The Mainline station at nearby Staplehurst offers trains to London Bridge, Charing Cross and Cannon Street.





TOTAL APPROXIMATE USEABLE INTERNAL FLOOR AREA 2448.8SQ.FT. (227.5SQ.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** HM Government

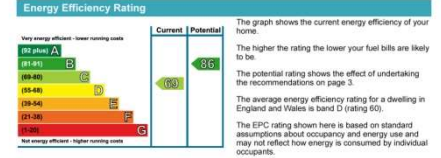
Sunny Mead, Slip Mill Lane, Hawkhurst, CRANBROOK, TN18 5AD  
 Dwelling type: Detached bungalow Reference number: 8410-2815-7992-9996-2475  
 Date of assessment: 15 November 2016 Type of assessment: RUSAP existing dwelling  
 Date of certificate: 05 December 2016 Total floor area: 268 m<sup>2</sup>

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:	£ 3,900
Over 3 years you could save	£ 501

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 333 over 3 years	£ 333 over 3 years	
Heating	£ 3,105 over 3 years	£ 2,781 over 3 years	You could save £ 501 over 3 years
Hot Water	£ 462 over 3 years	£ 265 over 3 years	
<b>Totals</b>	<b>£ 3,900</b>	<b>£ 3,359</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and coolers, and electricity generated by microgeneration.



**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. Cavity wall insulation	£500 - £1,500	£ 168	Yes
2. Floor insulation (solid floor)	£4,000 - £8,000	£ 171	Yes
3. Solar water heating	£4,000 - £8,000	£ 168	No

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.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



Mains electricity and water. Oil fired central heating. Private drainage. Underfloor heating throughout the ground floor. External lighting - utilizing sun tracker.

Tunbridge Wells Borough Council - Council Tax Band E

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



