

# MOONS GREEN KENT



MOONS GREEN, WITTERSHAM, KENT TN30 7PR

### Light, Airy, Swedish Timber Framed House

Entrance Hall \* Sitting/Dining Room \* Study/Bedroom \* Double Bedroom  
Kitchen/Breakfast Room \* Utility Room \* Shower Room

---

Master Bedroom Suite \* Two Further Double Bedrooms \* Family Room  
Family Bathroom

---

Garden \* Garage and Storage \* Off Road Parking

Built in 2002 this unique, detached Swedish timber framed property occupies a tranquil rural location on the outskirts of the village of Wittersham.

The light and airy, spacious accommodation consists of an entrance hall, triple aspect sitting/dining room with Swedish woodburner, a study/bedroom, a double bedroom, shower room and utility room on the ground floor.

On the first floor there is a family room with balcony from which to enjoy the countryside views, a master bedroom suite with dressing room and ensuite shower room, two further double bedrooms and a family bathroom.

A gated driveway leads to ample off road parking, a garage and storage. The gardens are laid predominantly to lawn with a spacious terrace with a stone built wood fired pizza/bread oven, ideal for outside entertaining.

#### Harpers and Hurlingham

The Corner House  
Stone Street  
Cranbrook  
Kent  
TN17 3HE

Tel: 01580 715400  
enquiries@harpersandhurlingham.com  
www.harpersandhurlingham.com

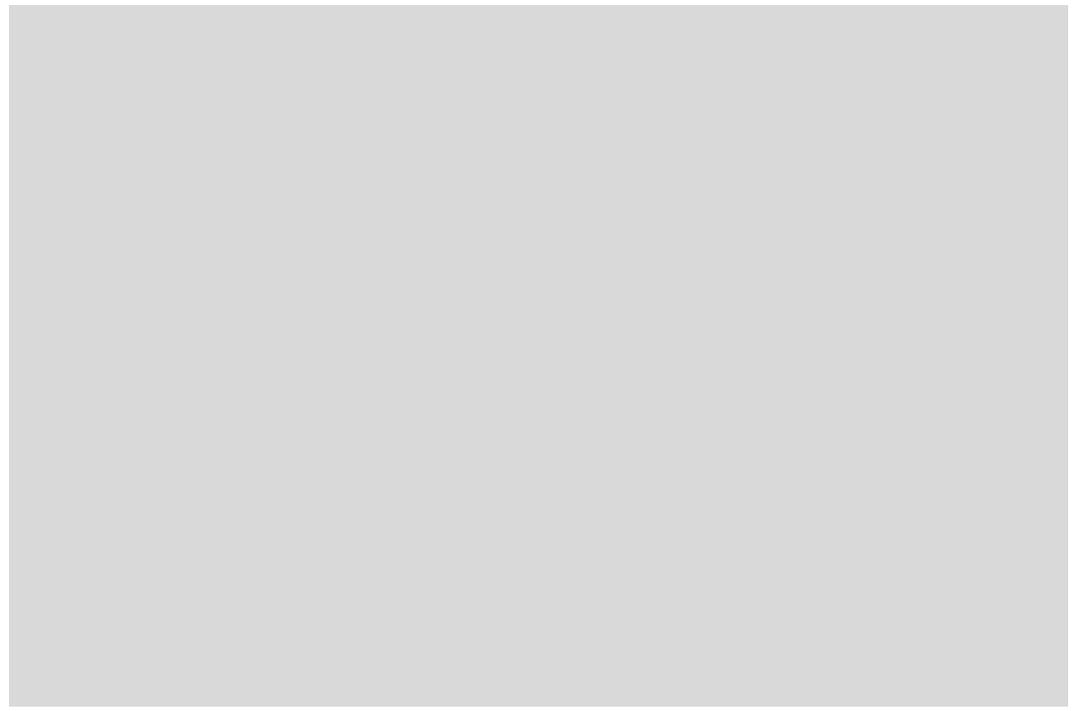


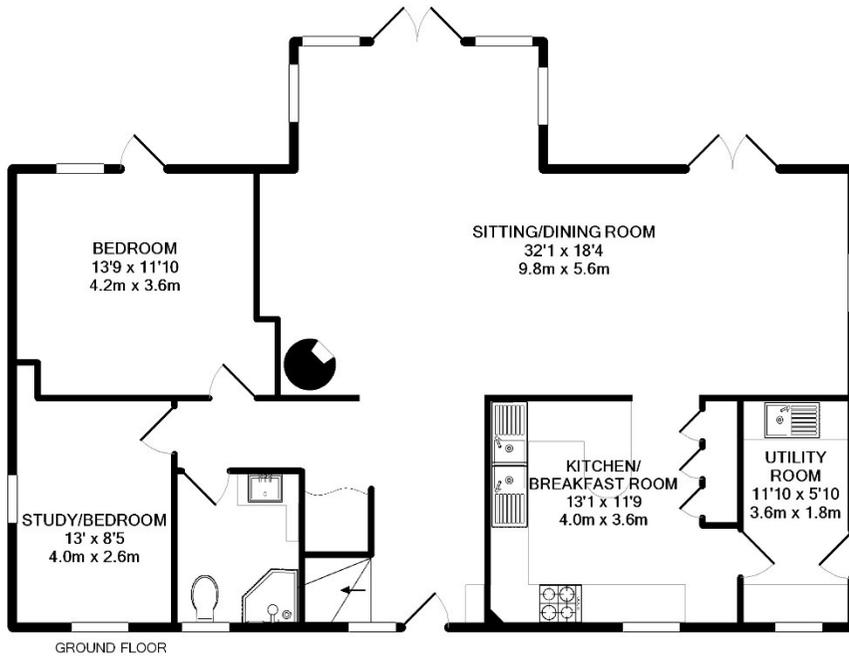


Located on the outskirts of the village of Wittersham which boasts a primary school, village hall, parish church, recreation ground and public house. A short drive from Tenterden where the tree lined High Street offers a comprehensive range of shops including Waitrose and Tesco Supermarkets, Cafe Bars and Restaurants.

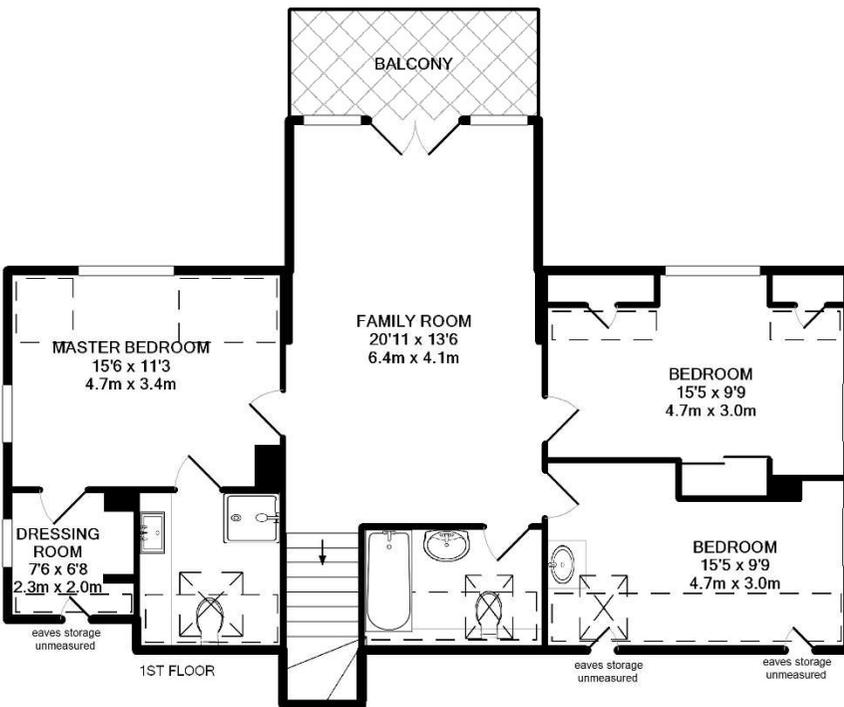
A short drive in the opposite direction is the Cinque Port of Rye with its picturesque cobbled streets providing an eclectic shopping experience, many restaurants and hostelrys offering refreshment and the bustling harbour.

Mainline Rail Services to London Charing Cross, London Bridge and Cannon Street are available from Headcorn and Ashford.





GROUND FLOOR



1ST FLOOR

TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (excludes balcony) 2031.2SQ.FT. (188.7SQ.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  
Made with Metropix ©2016

## SERVICES

Mains electricity and water. Private drainage. LPG for heating and hob. Underfloor heating and triple glazing.

Ashford 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.

### Energy Performance Certificate HM Government

Hunts Hill Farm, Wittersham, TENTERDEN, TN30 7PR

Dwelling type: Detached bungalow      Reference number: 8694-7023-2940-2562-8902  
 Date of assessment: 02 July 2014      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 02 July 2014      Total floor area: 164 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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 6,261</b>
<b>Over 3 years you could save</b>	<b>£ 1,740</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 646 over 3 years	£ 273 over 3 years	<div style="border: 1px solid green; padding: 5px; width: fit-content; margin: 0 auto;">                     You could save £ 1,740 over 3 years                 </div>
Heating	£ 4,752 over 3 years	£ 3,747 over 3 years	
Hot Water	£ 963 over 3 years	£ 501 over 3 years	
<b>Totals</b>	<b>£ 6,261</b>	<b>£ 4,521</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 cookers, and electricity generated by microgeneration.

#### Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Current	Potential
51	73

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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

#### 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 Floor Insulation	£800 - £1,200	£ 447	✔
2 Low energy lighting for all fixed outlets	£95	£ 196	✔
3 Heating controls (time and temperature zone control)	£350 - £450	£ 652	✔

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.

Page 1 of 4

