

HAWKHURST

KENT



Winchester Road Hawkhurst, Kent TN18 4DG

Within walking distance of the centre of the popular village of Hawkhurst, this charming period cottage is presented in immaculate order throughout.

Arranged over four floors the accommodation consists of a kitchen/breakfast room and store room with potential to create a utility room on the lower ground floor. On the ground floor there is a sitting room with open fireplace and a dining room.

On the first floor there is a double bedroom and spacious bath/shower room. The master bedroom is on the second floor.

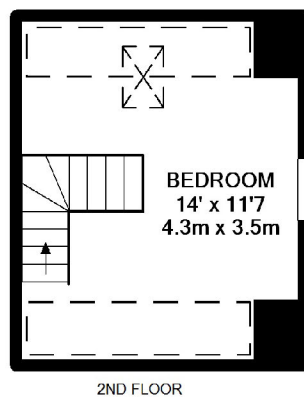
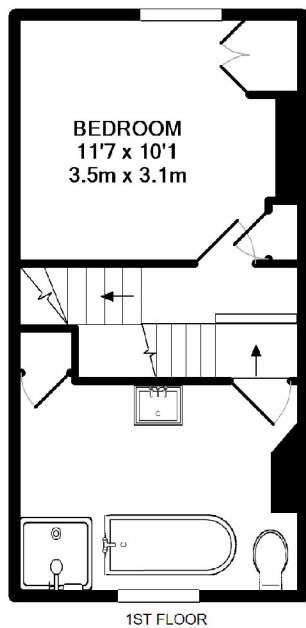
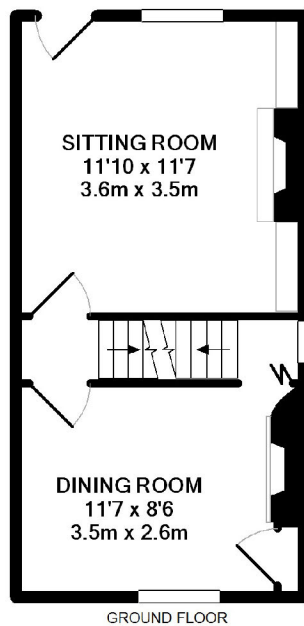
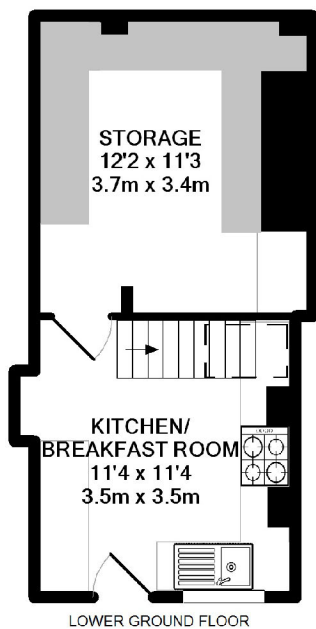
Outside the attractive garden is bordered with mature well stocked flower and shrub beds and leads to a brick garden store.

- Charming Period Cottage
- Walking Distance to Village Centre
- Sitting Room with Open Fireplace
- Dining Room
- Kitchen/Breakfast Room
- Store Room, potential Utility Room
- Attic Master Bedroom, Double Bedroom
- Spacious Bath/Shower Room
- Attractive Enclosed Gardens
- Allocated Off Road Parking
- Cranbrook School Catchment Area









TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 791.1SQ.FT. (73.5SQ.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



1 Beehive Cottages, Winchester Road, Hawkhurst, CRANBROOK, TN18 4DG

Dwelling type: End-terrace house
 Date of assessment: 18 May 2017
 Date of certificate: 18 May 2017
 Reference number: 9788-8052-6205-8063-5970
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 95 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

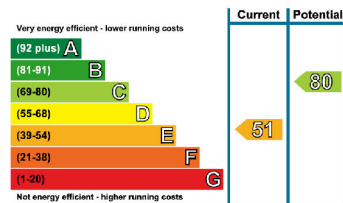
| | |
|---|---------|
| Estimated energy costs of dwelling for 3 years: | £ 3,732 |
| Over 3 years you could save | £ 1,608 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|--|
| Lighting | £ 183 over 3 years | £ 183 over 3 years | |
| Heating | £ 3,225 over 3 years | £ 1,722 over 3 years | |
| Hot Water | £ 324 over 3 years | £ 219 over 3 years | |
| Totals | £ 3,732 | £ 2,124 | You could save £ 1,608 over 3 years |

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



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 Room-in-roof insulation | £1,500 - £2,700 | £ 678 | ✓ |
| 2 Internal or external wall insulation | £4,000 - £14,000 | £ 720 | ✓ |
| 3 Floor insulation (solid floor) | £4,000 - £6,000 | £ 102 | ✓ |

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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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SERVICES

Mains electricity, gas, water and drainage.

Tunbridge Wells Borough Council - Council Tax Band C

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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