

# SANDHURST KENT







BACK ROAD, SANDHURST, KENT TN18 5JS

## Family Home with the 'WOW' factor

Sitting Room \* Spacious Kitchen/Dining/Family Room \* Play Room  
Utility Room \* Cloakroom

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Master Bedroom \* Three Bedrooms \* Family Bathroom \* Shower Room

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Gardens \* Integral Garage \* Off Road Parking \* Detached Home Office

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Cranbrook School Catchment Area

The unassuming façade belies a family home with the 'WOW' factor. Conveniently situated in the popular village of Sandhurst, this recently extended, must see property enjoys far reaching countryside views.

Presented in immaculate order throughout the accommodation consists of a sitting room, a play room, kitchen/dining/family room, utility room and cloakroom on the ground floor.

On the first floor there is a master bedroom with built in wardrobes, three further bedrooms, a family bathroom and a family shower room.

**Harpers and Hurlingham**

The Corner House

Stone Street

Cranbrook

Kent

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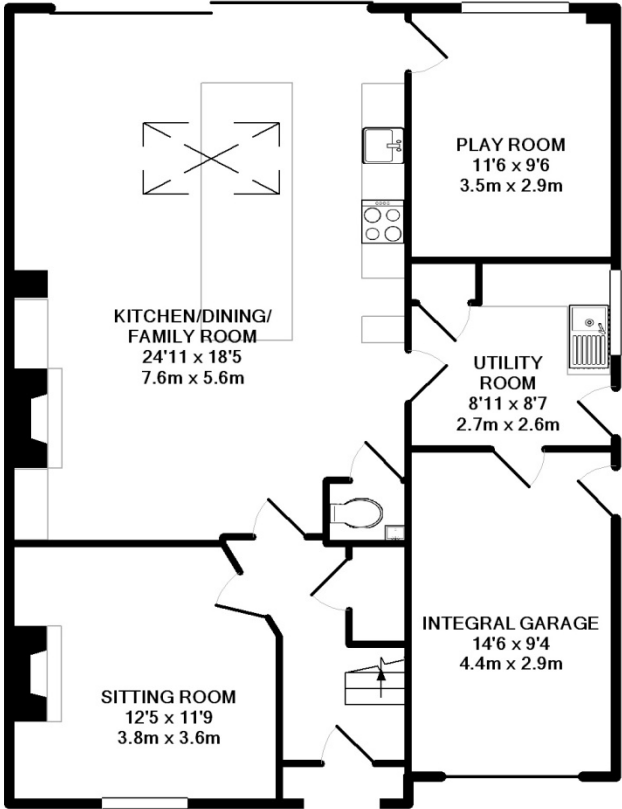
Situated on the outskirts of the Village of Sandhurst, on the road to Bodiam, the property is within a short distance of the local amenities which include a post office and local store together with a well regarded Primary School.

More comprehensive shopping and recreational facilities are available in nearby Hawkhurst or Cranbrook and a little further a field in Tunbridge Wells.

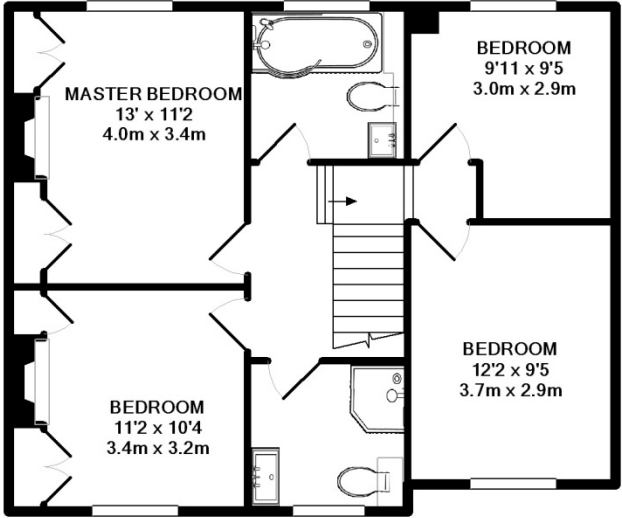
In addition to Cranbrook School and the local primary school, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy, Dulwich Prep School and various well regarded state schools.

Mainline Rail Services are available from either Staplehurst or Etchingham.

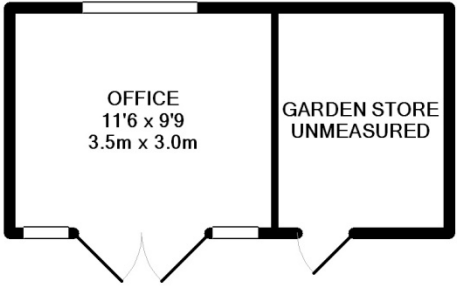
TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (excluding outbuilding) 1599.5SQ.FT. 148.6SQ.M)  
(not to scale - for layout purposes only)  
(please note that the fixtures and fittings are not necessarily included in the sale)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR



1ST FLOOR



Mains electricity, gas, water and drainage. Under floor heating in the bathrooms.

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

### Energy Performance Certificate



Cloverly, Back Road, Sandhurst, CRANBROOK, TN18 5JS

Dwelling type: Semi-detached house  
Date of assessment: 07 March 2017  
Date of certificate: 07 March 2017  
Reference number: 8663-6427-7230-3493-4902  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 143 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

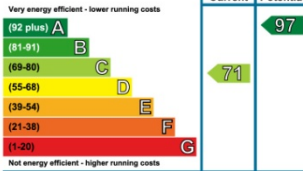
Estimated energy costs of dwelling for 3 years:	£ 2,844
Over 3 years you could save	£ 456

#### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 237 over 3 years	
Heating	£ 2,181 over 3 years	£ 1,887 over 3 years	
Hot Water	£ 426 over 3 years	£ 264 over 3 years	
Totals	£ 2,844	£ 2,388	You could save £ 456 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 Cavity wall insulation	£500 - £1,500	£ 201	✓
2 Heating controls (thermostatic radiator valves)	£350 - £450	£ 105	✓
3 Solar water heating	£4,000 - £6,000	£ 150	✓

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.





