

STAPLEHURST KENT



IDEN COURT MEWS, STAPLEHURST, KENT TN12 0DH

Stunning Georgian Style Property in Country Lane Location

Entrance Hall * Drawing Room * Kitchen/Dining Room * Utility Room
Cloakroom

Master Bedroom with Ensuite * Two Further Bedrooms * Family Bathroom

Private Courtyard * Garden * Garaging Available * Mainline Station Nearby
C.S.C.A

This stunning Georgian property, believed to date from the early 19th century, was originally part of the manor house estate. Situated on a tranquil no-through country lane, on the rural outskirts of Staplehurst, this delightful property enjoys a stunning courtyard setting with views over the garden.

Filled with light and period features such as high ceilings and presented in immaculate order throughout, the accommodation consists of an entrance hall, a sitting room with fireplace, an open plan kitchen/dining room, a utility room and a cloakroom on the ground floor.

On the first floor there is a master bedroom with ensuite shower room, two further bedrooms and a family bathroom.

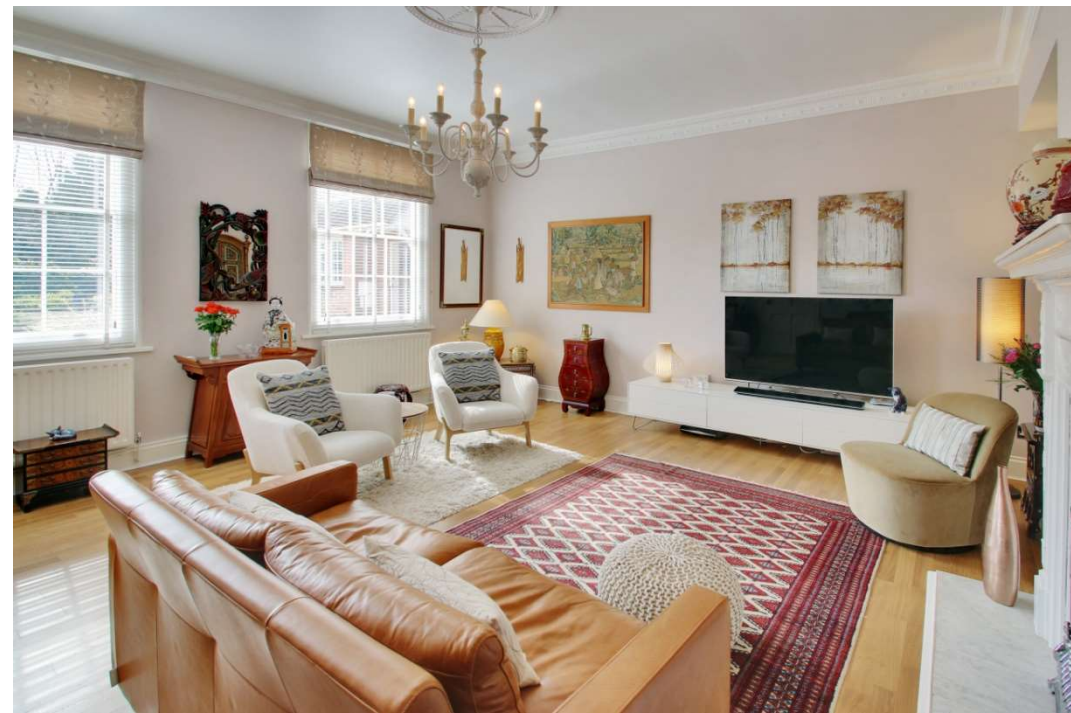
The property is approached by a private driveway and is set within a private estate of approximately 2 acres within which this property owns flat lawn with mature trees and shrubs accessed via a central courtyard. The property also benefits from its own charming private courtyard garden.

Harpers and Hurlingham

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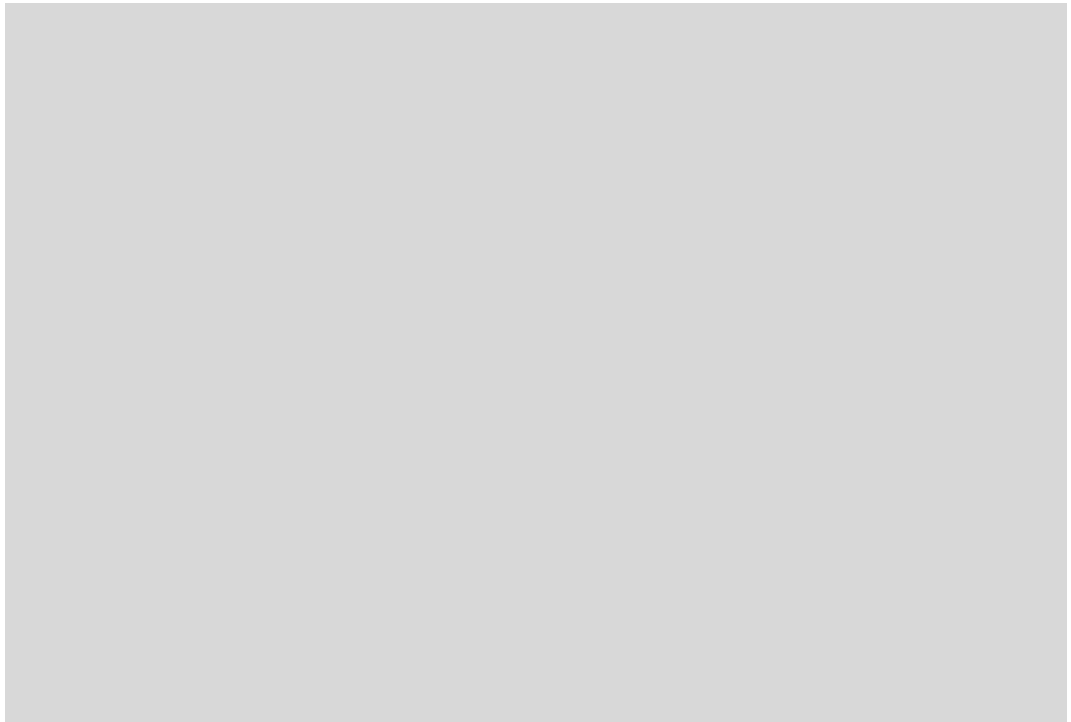


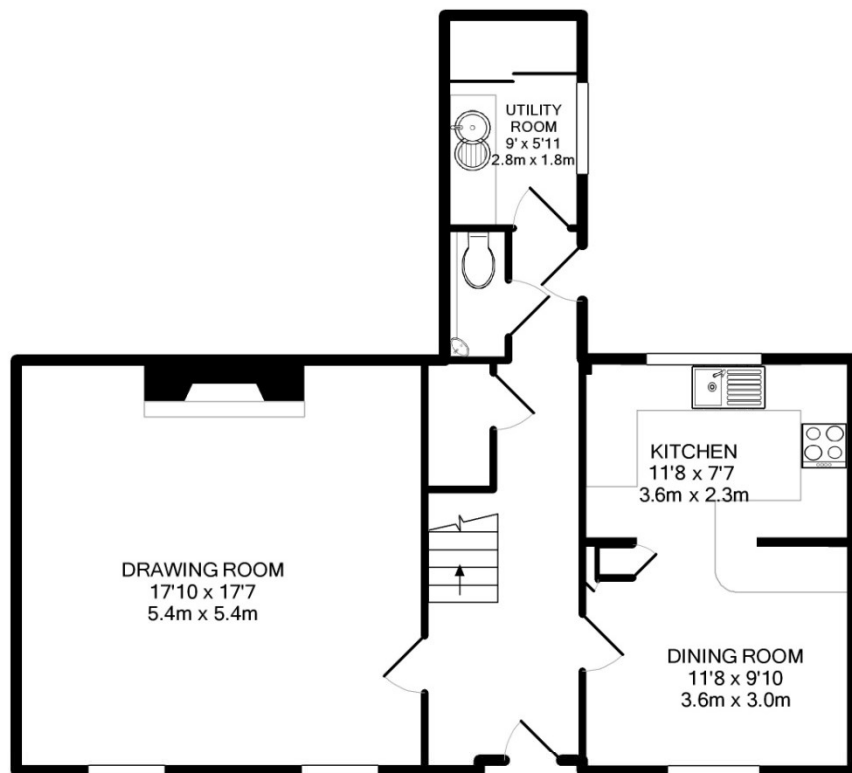


The property is situated on the outskirts of the Wealden village of Staplehurst with its excellent amenities including post office, supermarket and primary school.

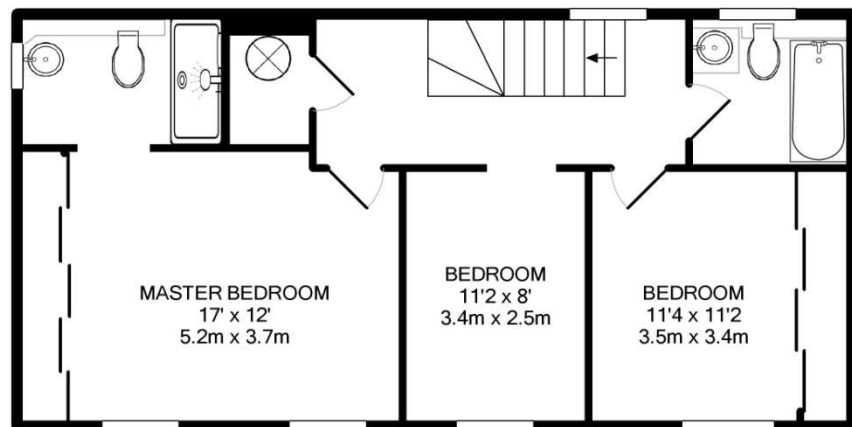
The mainline station is a short distance and provides commuter services to Charing Cross, London Bridge and Cannon Street (approx 55 minutes).

Together with the local primary school and Cranbrook School, there are a variety of state and public schools available in the area including Dulwich Preparatory School, Sutton Valence, Bethany, Benenden as well as grammar schools in Maidstone and Tonbridge.





GROUND FLOOR



1ST FLOOR

TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1304.6SQ.FT. (121.15SQ.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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SERVICES

Mains electricity, gas, water and drainage.
Maidstone Borough Council - Council Tax Band G

Garaging is available for a small monthly rent.

179 years remain on the lease.

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

The Dower House Iden Court Mews, Frittenden Road, Staplehurst, TONBRIDGE, TN12 0DH

Dwelling type: Semi-detached house
Date of assessment: 05 April 2017
Date of certificate: 05 April 2017
Reference number: 0490-2895-6140-9503-6431
Type of assessment: RdSAP, existing dwelling
Total floor area: 131 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

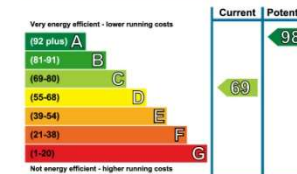
Estimated energy costs of dwelling for 3 years:	£ 2,985
Over 3 years you could save	£ 645

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 225 over 3 years	
Heating	£ 2,346 over 3 years	£ 1,854 over 3 years	
Hot Water	£ 417 over 3 years	£ 261 over 3 years	
Totals	£ 2,985	£ 2,340	You could save £ 645 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 Floor insulation (solid floor)	£4,000 - £6,000	£ 153	✓
2 Solar water heating	£4,000 - £6,000	£ 147	✓
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 345	✓

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.

