

KILNDOWN, KENT





ROGERS ROUGH ROAD, KILNDOWN
KENT TN17 2RJ

Striking Detached Family Home in Rural Location

Entrance Hall * Sitting Room * Family Room * Music Room
Study * Kitchen/Breakfast/Family Room * Boot Room * Laundry
Two Cloakrooms

Master Bedroom * Three Further Double Bedrooms
Two Family Bath and Shower Rooms

Enclosed Mature Gardens * Paddocks * Off Road Parking
Potting Shed * Garden Store

Cranbrook School Catchment Area

Harpers and Hurlingham

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This striking detached family home offers spacious, flexible accommodation in a stunning rural location. Sitting well within its own garden and grounds of approximately 4.5 acres, the property is located on the edge of the sought after hamlet of Kilndown.

The spacious, flexible accommodation consists of a double aspect sitting room with bay window and fireplace, music room with fireplace, double aspect family room, study, kitchen/breakfast/family room, pantry, laundry, boot room and two cloakrooms on the ground floor.

On the first floor there is a double aspect master bedroom with built-in wardrobes and fireplace, three further double bedrooms, one of which was previously two rooms, and two family bath and shower rooms.

Outside a gated driveway provides ample off road parking. The mature garden wraps around the property and is laid to lawn interspersed with mature flower and shrub beds. There is an attractive pond, an area of vegetable garden with a potting shed, a garden store and two paddocks. The garden and grounds total approximately 4.5 acres.

This striking home also benefits from being located within the Cranbrook School Catchment Area.



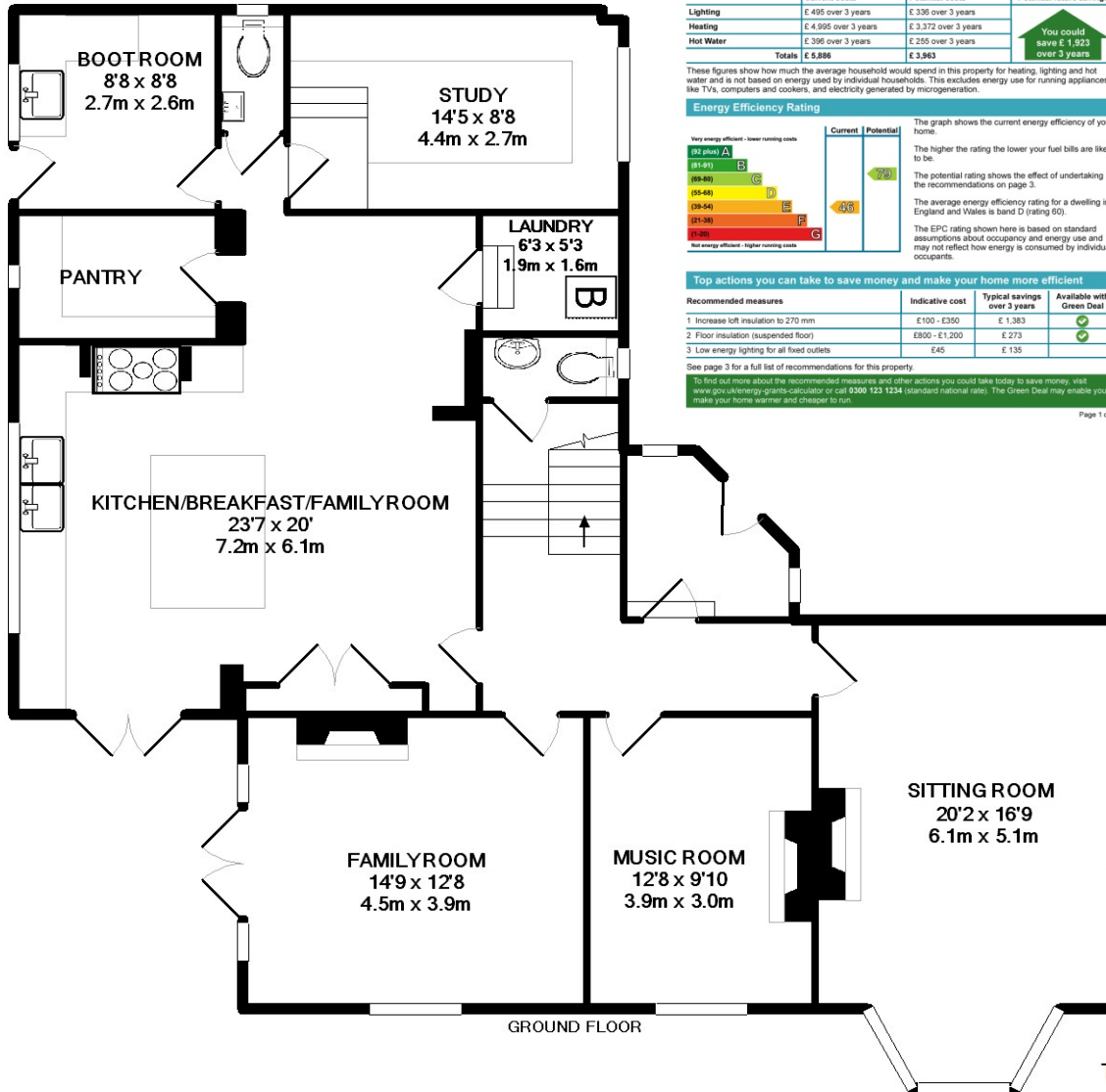
Located in the the hamlet of Kilndown where the nearest village is Goudhurst which offers a wide variety of shops including a Bakers, a Pharmacy, a Newsagents incorporating a Post Office, two Hairdressers, a Doctors Surgery, a Veterinary Surgery and local pubs offering good food.

Kilndown is also located approximately 7.5 miles from Royal Tunbridge Wells with it's comprehensive shopping facilities including the Royal Victoria Place Shopping Arcade. Recreational amenities include sports and leisure facilities, theatre, cinema and numerous restaurants.

Within walking distance of this family home are both the Scotney Castle Estate grounds and 2,000 acres of Bedgebury Forest both of which have miles of public footpaths over the magnificent countryside.

The property is within the Cranbrook School Catchment Area. The Cranbrook School bus service operates to and from the hamlet every morning and afternoon. There are also many other excellent private and state schools for children of all ages in the area.

Mainline Rail Services are available from nearby Bells Yew Green, Paddock Wood and Staplehurst into London Bridge and Charing Cross.



Energy Performance Certificate

HM Government

The Old Vicarage, Chicks Lane, Kilndown, CRANBROOK, TN17 2RP

Dwelling type: Detached house Reference number: 2838-8013-7254-5913-4990
 Date of assessment: 27 April 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 27 April 2017 Total floor area: 223 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:	£ 5,886
Over 3 years you could save	£ 1,923

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 495 over 3 years	£ 336 over 3 years	You could save £ 1,923 over 2 years
Heating	£ 4,995 over 3 years	£ 3,372 over 3 years	
Hot Water	£ 396 over 3 years	£ 255 over 3 years	
Totals	£ 5,886	£ 3,963	

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 includes 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 50). 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.

Very energy efficient - lower heating costs	Current	Potential	Not energy efficient - higher heating costs
(91-99) A	73	50	1-10
(81-90) B			11-20
(61-80) C			21-30
(51-60) D			31-40
(41-50) E			41-50
(31-40) F			51-60
(21-30) G			61-70
1-10			71-80

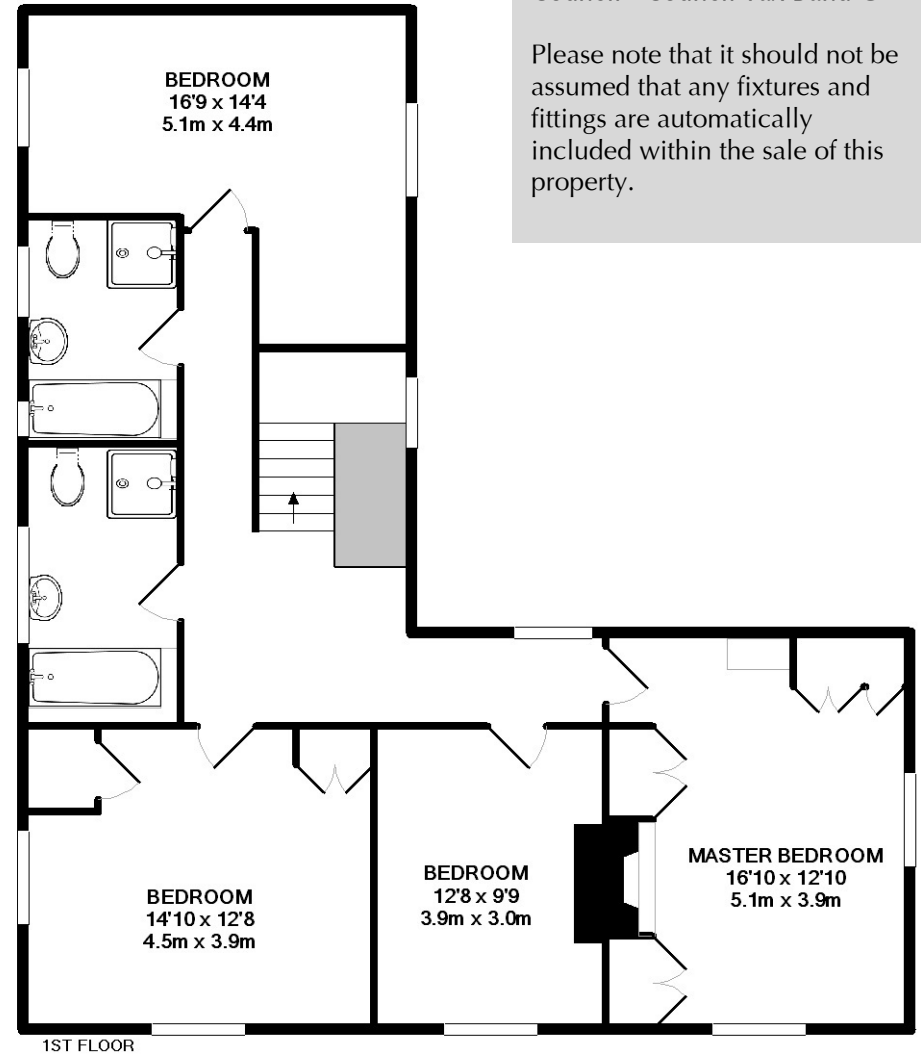
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 1,383	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 273	✓
3 Low energy lighting for all fixed outlets	£45	£ 135	✓

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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Mains electricity, water and drainage. Oil fired central heating.

Tunbridge Wells Borough Council - Council Tax Band G

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

TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 2263.7SQ.FT. (210.3SQ.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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