

CRANBROOK

KENT



Quaker Lane, Court Stile Cranbrook, Kent TN17 2HD

Occupying a convenient location with views over the Cranbrook School rugby pitch this immaculately presented family home is within walking distance the renowned Cranbrook School and of the sought after Wealden town of Cranbrook.

The accommodation consists of an entrance hall leading to a triple aspect sitting room with fireplace, a spacious kitchen/dining/family room with doors to the terrace and utility/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.

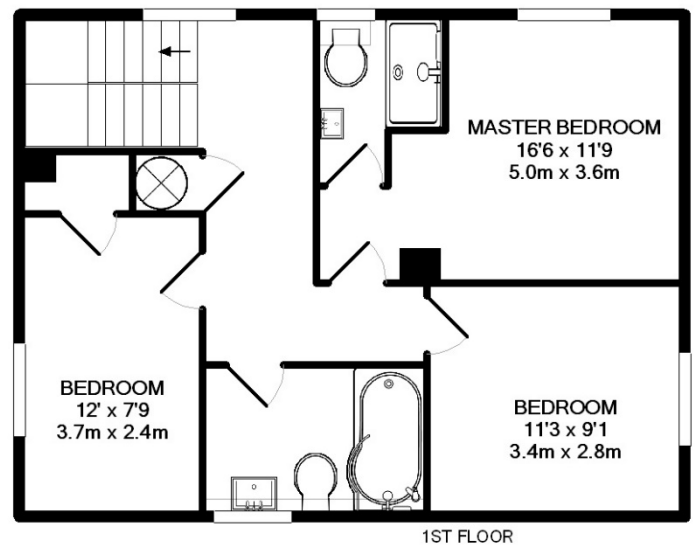
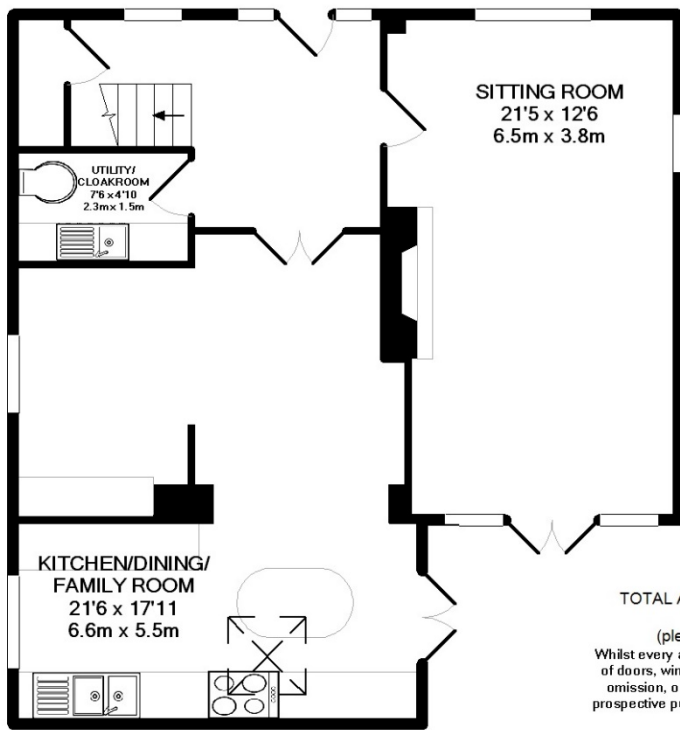
Outside gates open onto ample off road parking and the garden which is laid predominantly to lawn with a paved terrace ideal for outside entertaining.

- Delightful Detached Family Home
- Sitting Room with Fireplace
- Kitchen/Dining/Family Room
- Utility/Cloakroom
- Master Bedroom with Ensuite
- Two Further Bedrooms
- Family Bathroom
- Enclosed Garden with Terrace
- Ample Off Road Parking
- Cranbrook School Catchment Area









TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1278.8SQ.FT. (118.8SQ.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



Quaker House, Quaker Lane, CRANBROOK, TN17 2HD

Dwelling type: Detached house Reference number: 8001-7944-8329-5806-2133
 Date of assessment: 04 September 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 04 September 2017 Total floor area: 134 m²

Use this document to:

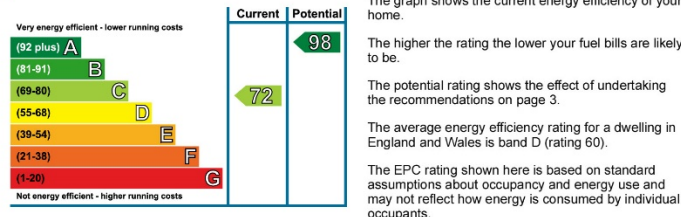
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,757
Over 3 years you could save	£ 390

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 360 over 3 years	£ 231 over 3 years	
Heating	£ 1,998 over 3 years	£ 1,878 over 3 years	
Hot Water	£ 399 over 3 years	£ 258 over 3 years	
Totals	£ 2,757	£ 2,367	

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



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	£ 144	✓
2 Low energy lighting for all fixed outlets	£40	£ 114	
3 Solar water heating	£4,000 - £6,000	£ 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.



SERVICES

Mains electricity, gas, water and drainage.

Planning permission exists to extend into the loft space and for the addition of a double garage TW/08/03110/FUL

Tunbridge Wells Borough Council - Council Tax Band E

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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