



'Our Focus Determines Your Reality'



Bodiam
East Sussex
TN32 5UW



Entrance Hall * Split-level Sitting Room * Conservatory
Kitchen/Dining Room * Study * Utility Room * Cloakroom

Master Bedroom with Ensuite * Four Further Bedrooms
Family Shower Room

Garden with Terrace * Double Garage * Off Road Parking



ATTRACTIVE DETACHED FAMILY HOME

One of twelve properties within a semi-rural gated community, between Hawkhurst and Bodiam, this attractive detached family home is presented in immaculate order and sits in a delightful mature garden with a woodland outlook.

The well-proportioned accommodation consists of an entrance hall leading to a split level double aspect sitting room with bay window and fireplace, a conservatory, study, double aspect kitchen/dining room, utility room and cloakroom on the ground floor.

On the first floor there is a master bedroom with ensuite bath and shower room and balcony, four further bedrooms and a family shower room.

A driveway leads to the double garage which is attached to the house. A gate leads from the driveway into the garden which wraps around the property and is laid to lawn with mature flower and shrub beds, an area of terrace with a pergola and adjoining woodland.



BODIAM

Situated between Hawkhurst and Bodiam, Hawkhurst offers a wide selection of shopping for everyday needs, however, Tenterden, Battle, Ashford and Royal Tunbridge Wells present a far more comprehensive range of shops, restaurants, banking and leisure facilities.

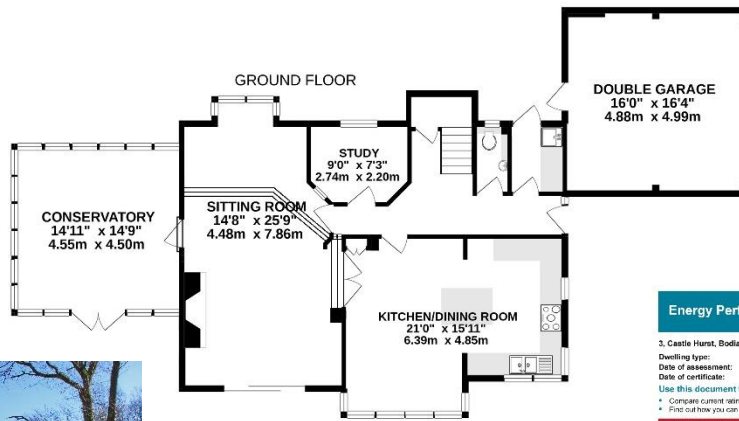
Bodiam is known for its castle, church, steam railway station and pub.

SCHOOLS AND CONNECTIONS

The surrounding area boasts a wealth of excellent schools ranging from the local Primary Schools at Staplecross and Bodiam to the renowned Private Schools of Vine Hall, Marlborough House, St Ronan's, Claremont senior school, Battle Abbey and Benenden to name but a few.

For commuting purposes, the nearest Main Line Station into London is at Etchingham.





Energy Performance Certificate HM Government

3, Castle Hurst, Bodiam, ROBERTSBRIDGE, TN32 5UW
 Dwelling type: Detached house Reference number: 8098 8077 0620 8426 1073
 Date of assessment: 23 October 2013 Type of assessment: HSCA1 existing dwelling
 Date of certificate: 23 October 2013 Total floor area: 166 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:	£ 4,092
Over 3 years you could save:	£ 1,224

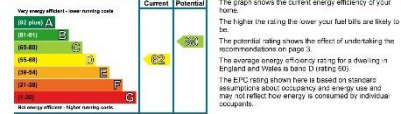
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 275 over 3 years	£ 275 over 3 years	
Heating	£ 3,297 over 3 years	£ 2,229 over 3 years	
Hot Water	£ 520 over 3 years	£ 365 over 3 years	
Totals	£ 4,092	£ 2,869	£ 1,224

You could save £ 1,224 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 the TV, computers and cookers, and electricity generated by micro-generation.

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
1. Floor insulation	£800 - £1,200	£ 219
2. Heating controls (thermostatic radiator valves)	£385 - £450	£ 158
3. Replace boiler with new condensing boiler	£2,200 - £3,000	£ 663

See page 3 for a full list of recommendations for this property.
 To receive advice on what measures you can take to reduce your energy bills, visit www.nrg-uk.com or call freephone 0800 444222. The Green Deal may enable you to finance your home warmer and cheaper to run.



TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (excluding garage) 1,889.19Q.FT. (175,55Q.M.)
 TOTAL APPROXIMATE INTERNAL GARAGE AREA 201.65Q.FT. (24,35Q.M.)
 (not to scale - for layout purposes only)
 (no guarantee is given to the square footage of the property, the figure shown is for initial guidance 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 floorplan 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 and water. Private drainage supporting all twelve properties and located at the entrance. LPG for central heating.

Castle Hurst Amenities Limited is the management company and the service charge is £600 per annum and this includes the maintenance of the drainage.

Rother District 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.

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