

# HORSMONDEN

KENT





# Gun Back Lane

Horsmonden, Kent TN12 8NL

Filled with light, this well presented, detached family home, built in the 1980s, enjoys far reaching countryside views and occupies a central position in the sought after village of Horsmonden.

The accommodation consists of an entrance hall leading to a double aspect sitting room with fireplace and doors to the terrace, dining room, kitchen/breakfast room, utility room and shower room on the ground floor.

On the first floor there is a master bedroom with built-in storage, three further double bedrooms and a family bathroom.

Outside the garden to the front is laid to lawn bordered with mature flower and shrub beds and adjoins the driveway which leads to the garage and provides ample off road parking. The enclosed rear garden is south facing and laid to lawn with a paved terrace, water feature and well stocked flower and shrub beds.

- Light Filled, Detached Family Home
- Double Aspect Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Master Bedroom with Built-in Storage
- Three Further Double Bedrooms
- Bathroom, Ground Floor Shower Room
- Garage, Off Road Parking and Garden
- Central Village Location







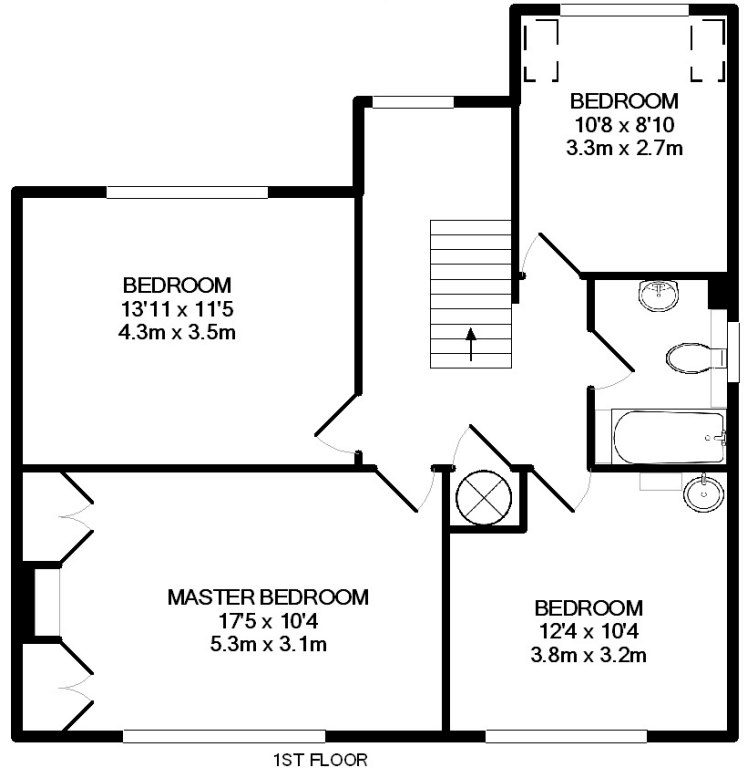
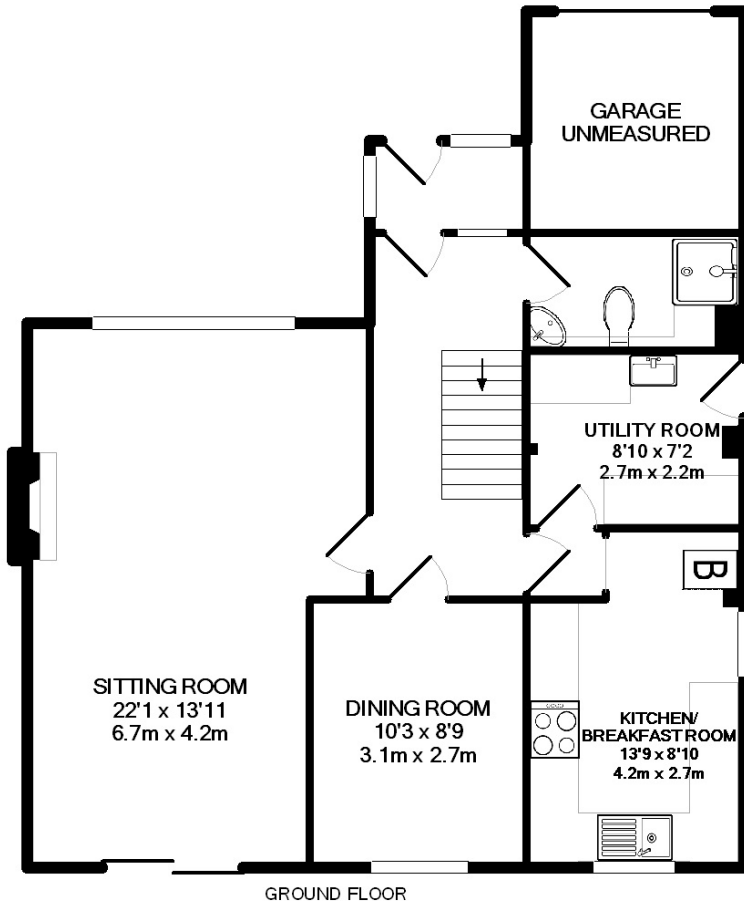




TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1404.7SQ.FT. (130.5SQ.M)  
(not to scale - for layout purposes only)

(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



3, Gun Back Lane, Horsmonden, TONBRIDGE, TN12 8NL

Dwelling type: Detached house Reference number: 8683-7929-5839-7467-9992  
 Date of assessment: 13 November 2017 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 13 November 2017 Total floor area: 142 m<sup>2</sup>

## 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

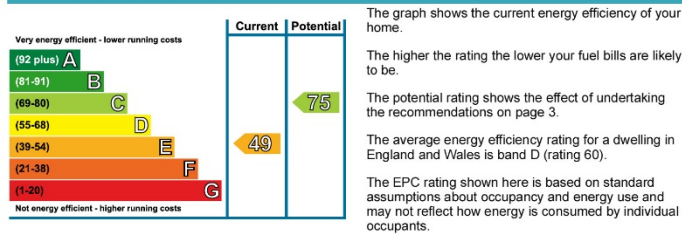
Estimated energy costs of dwelling for 3 years:	£ 3,507
Over 3 years you could save	£ 1,182

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 264 over 3 years	
Heating	£ 2,739 over 3 years	£ 1,821 over 3 years	
Hot Water	£ 504 over 3 years	£ 240 over 3 years	
<b>Totals</b>	<b>£ 3,507</b>	<b>£ 2,325</b>	

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 Increase loft insulation to 270 mm	£100 - £350	£ 138	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 285	✓
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 144	✓

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.



## SERVICES

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

Tunbridge Wells Borough Council - Council Tax Band F

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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