

HAWKHURST, KENT



SLIP MILL ROAD, HAWKHURST, KENT TN18 4JZ

Charming Detached Period Cottage with Far Reaching Views

Sitting Room * Dining Room * Kitchen * Bathroom

Cinema Room Cellar

Master Bedroom with Ensuite * Two Further Bedrooms

Landscaped Garden * Off Road Parking * Detached Home Office * Greenhouse

Cranbrook School Catchment Area

Extended in recent years, this charming detached period cottage is presented in immaculate order throughout. Conveniently located on the outskirts of Hawkhurst, the cottage benefits from a detached office and a manicured, well-stocked garden with a delightful brick and timber greenhouse and areas of terracing ideal for enjoying the views.

The accommodation consists of a sitting room with log burning stove, a stunning vaulted dining room, a fitted kitchen and a contemporary bathroom on the ground floor.

Stairs lead to the cellar which is currently used as a cinema room.

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

Outside the delightful landscaped garden has been created to provide textured areas of terracing and lawn with well-stocked mature flower and shrub beds. A driveway provides ample off road parking and leads to the detached double aspect office with cloakroom. There is also a garden store and a log store.

Harpers and Hurlingham

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Energy Performance Certificate HM Government

Penrhyn, Slip Mill Lane, Hawkhurst, CRANBROOK, TN18 4JZ

Dwelling type: Detached house Reference number: 0398 0094 7242 5860 2900
 Date of assessment: 08 February 2018 Type of assessment: RDS41 existing dwelling
 Date of certificate: 08 February 2018 Total floor area: 122 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 dwellings for 3 years: £ 4,284
Over 3 years you could save: £ 2,223

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£447 over 3 years	£225 over 3 years	You could save £ 2,223 over 3 years
Heating	£3,495 over 3 years	£1,505 over 3 years	
Hot Water	£342 over 3 years	£231 over 3 years	
Totals	£ 4,284	£ 2,061	

These figures show how much the average household would spend in the 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

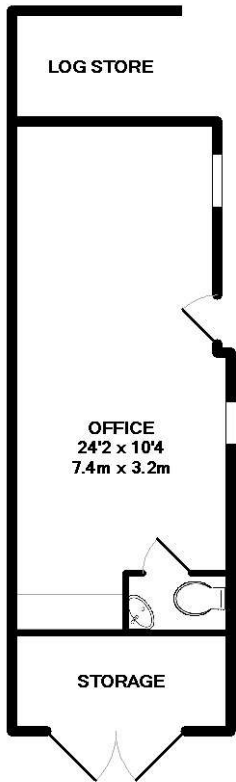
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 5. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 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

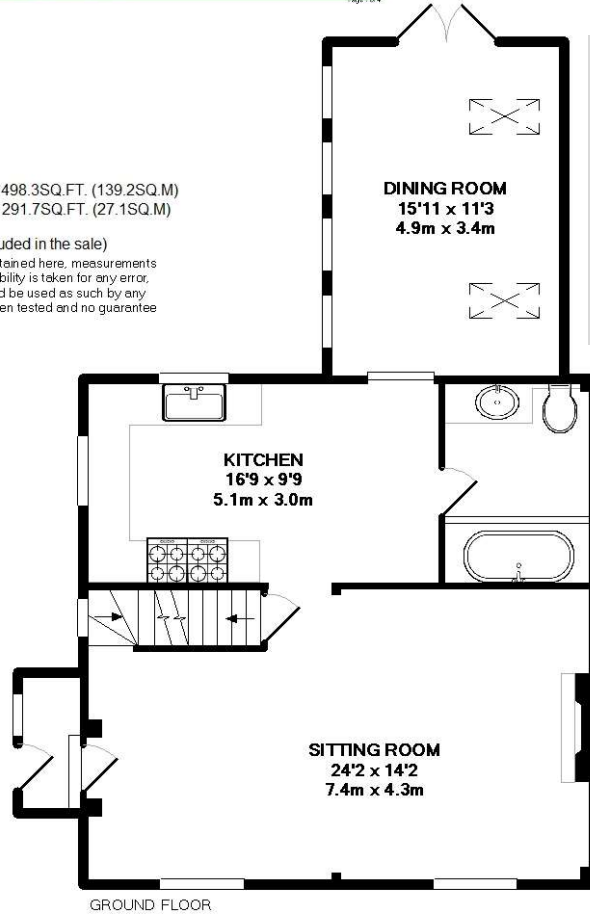
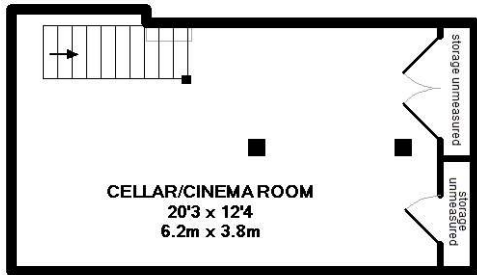
Recommended measures	Indicative cost	Typical savings over 3 years
1. Room-in-roof insulation	£1,500 - £2,700	£ 454
2. Internal or external wall insulation	£4,000 - £14,000	£ 279
3. Floor insulation (suspended floor)	£800 - £1,200	£ 207

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 to save money, visit www.gov.uk/guidance/energy-efficiency or call 0300 123 1234 (standard rate call). The Green Deal may enable you to make your home warmer and cheaper to run.



TOTAL APPROXIMATE USABLE INTERNAL FLOOR AREA, HOUSE 1498.3SQ.FT. (139.2SQ.M)
 TOTAL APPROXIMATE USABLE INTERNAL FLOOR AREA, OFFICE 291.7SQ.FT. (27.1SQ.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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GROUND FLOOR

SERVICES
 Mains electricity, gas, water and drainage.

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.



1ST FLOOR

