

# HAWKHURST, KENT



HORNS ROAD, HAWKHURST, KENT TN18 4QU

## Striking 1930s Detached Family Home

Entrance Hall \* Sitting Room \* Dining Room \* Conservatory  
Fitted Kitchen with Pantry \* Breakfast Room \* Utility Room \* Boot Room \* Cloakroom

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Master Bedroom with Ensuite \* Guest Bedroom with Ensuite  
Three Further Bedrooms \* Family Bath and Shower Room \* Shower Room

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Gardens and Grounds Approx. 2 Acres \* Tennis Court \* Summer House  
Double Garage \* Log Store \* Off Road Parking

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Cranbrook School Catchment Area

Built in the 1930s, this striking detached family home sits along a sweeping drive in delightful gardens of approximately 2 acres, on the outskirts of the village of Hawkhurst. The well-proportioned accommodation benefits from high ceilings, parquet flooring and ample cupboard space commensurate with a property of this period.

The ground floor consists of an entrance hall with a feature staircase, a sitting room with bay window, fireplace and doors to a conservatory, a dining room with bay window and fireplace, kitchen with pantry and breakfast room, utility room, boot room and cloakroom.

On the first floor there is a master bedroom with bay window and ensuite bath and shower room, a guest bedroom with bay window and ensuite shower room, there are an additional three bedrooms, two of which offer vanity units, a family bath and shower room and a further shower room.

Outside the garden is laid predominantly to lawn with paved terrace and views, mature trees, shrubs and hedging and an enclosed tennis court and summer house.

### Harpers and Hurlingham

The Corner House  
Stone Street  
Cranbrook  
Kent  
TN17 3HE

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enquiries@harpersandhurlingham.com

[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)





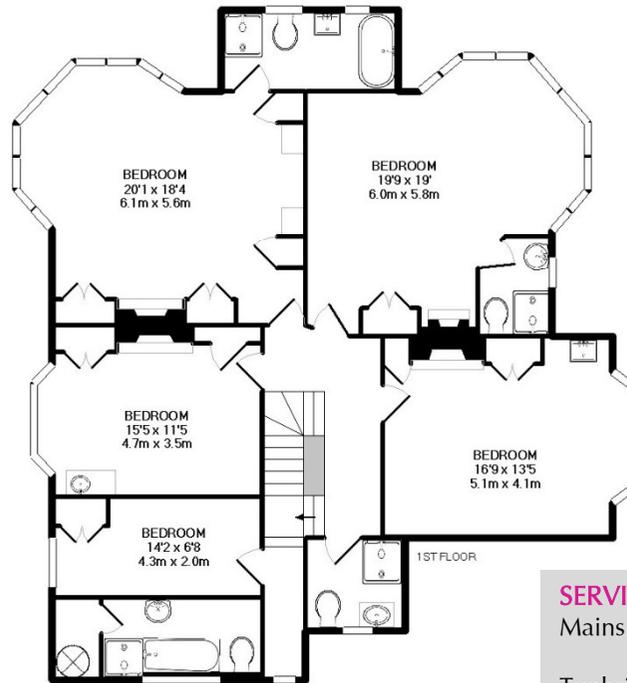
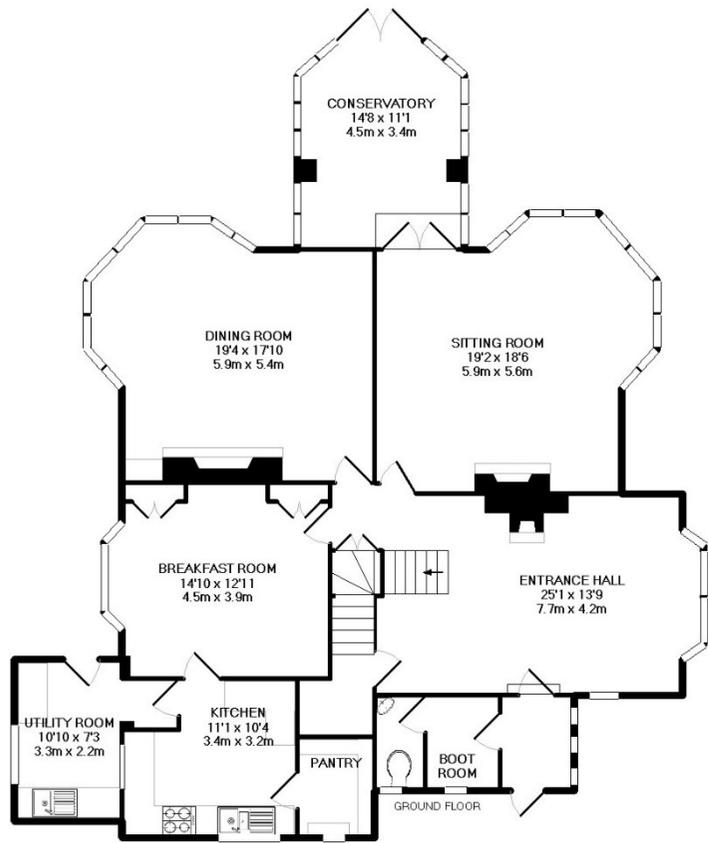
Situated on the outskirts of the village of Hawkhurst with all its amenities including a butcher, two supermarkets, chemist, cinema, florist and various restaurants. A short drive away is the larger town of Cranbrook which provides a good variety of shops, banks, supermarket and sports centre.

Nearby Bedgebury Pinetum and Bewl Water provide excellent leisure facilities.

As well as Cranbrook School there are many excellent private and state schools for children of all ages in the area including Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.

Mainline Rail Services are available from Staplehurst into London Cannon Street and Charing Cross or Etchingam or Stonegate into Charing Cross.





## Energy Performance Certificate



Heronden, Horns Road, Hawkhurst, CRANBROOK, TN18 4QU

Dwelling type: Detached house Reference number: 2708-9025-7268-6698-8814  
 Date of assessment: 20 August 2018 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 20 August 2018 Total floor area: 288 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

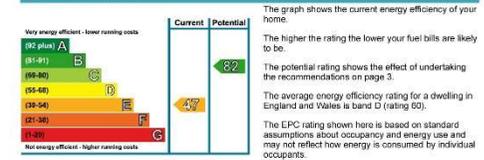
Estimated energy costs of dwelling for 3 years:	£ 9,684
Over 3 years you could save	£ 4,203

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 825 over 3 years	£ 411 over 3 years	
Heating	£ 6,376 over 3 years	£ 4,707 over 3 years	
Hot Water	£ 483 over 3 years	£ 963 over 3 years	
<b>Totals</b>	<b>£ 9,684</b>	<b>£ 5,481</b>	<b>You could save £ 4,203 over 3 years</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

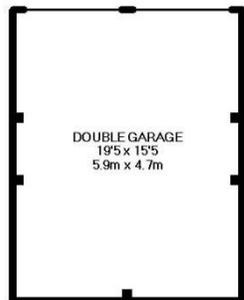


### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 239
2 Cavity wall insulation	£500 - £1,500	£ 836
3 Floor insulation (solid floor)	£4,000 - £8,000	£ 342

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-guidance/calculator](http://www.gov.uk/energy-guidance/calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (excluding the Garage) 2652.2SQ.FT. (246.45Q.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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## SERVICES

Mains electricity, gas and water. Private drainage.

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.



