

BROAD OAK, BREDE



CHITCOMBE ROAD, BROAD OAK, BREDE
EAST SUSSEX TN31 6EU

Striking Detached Period Cottage set in Stunning Landscaped Gardens

Drawing Room * Dining Room * Breakfast Room * Kitchen

Master Bedroom with Log Burning Stove * Guest Bedroom with Ensuite
Two Further Bedrooms * Family Bath and Shower Room

Double Garage with Studio/Bedroom and Ensuite
Outbuilding with Gym * Library * W.C. * Two Rooms Above

Landscaped Garden * Two Hartley Botanical Greenhouses
Gazebo * Summer House

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Set within stunning landscaped gardens within Broad Oak, Brede, this striking detached period cottage is believed to date from the 18th century with later additions. Full of character, the cottage benefits from a detached double garage with studio/bedroom and ensuite above, a further outbuilding with permission to convert to a self-contained cottage and a summerhouse, gazebo, two Hartley Botanical greenhouses, an irrigation system and terracing allowing for full enjoyment of the gardens.

Presented in immaculate order throughout, the accommodation consists of a double aspect drawing room with log burning stove shared with the triple aspect dining room, a country style, double aspect kitchen with Aga and a breakfast room on the ground floor.

On the first floor there is a vaulted, triple aspect master bedroom with log burning stove, a guest bedroom with ensuite shower room, two further bedrooms and a stylish bath and shower room.

Outside gates open onto a gravel drive providing ample off road parking and leading to the double garage with exterior staircase leading to a studio/bedroom with ensuite shower room. There is a further outbuilding with planning permission to create a two bedroom cottage providing ancillary accommodation, consisting of a gym, library and w.c., an exterior staircase leads to two rooms above.

The stunning landscaped gardens utilise lawn, mature planting, paths and terracing to create areas of interest at every turn.



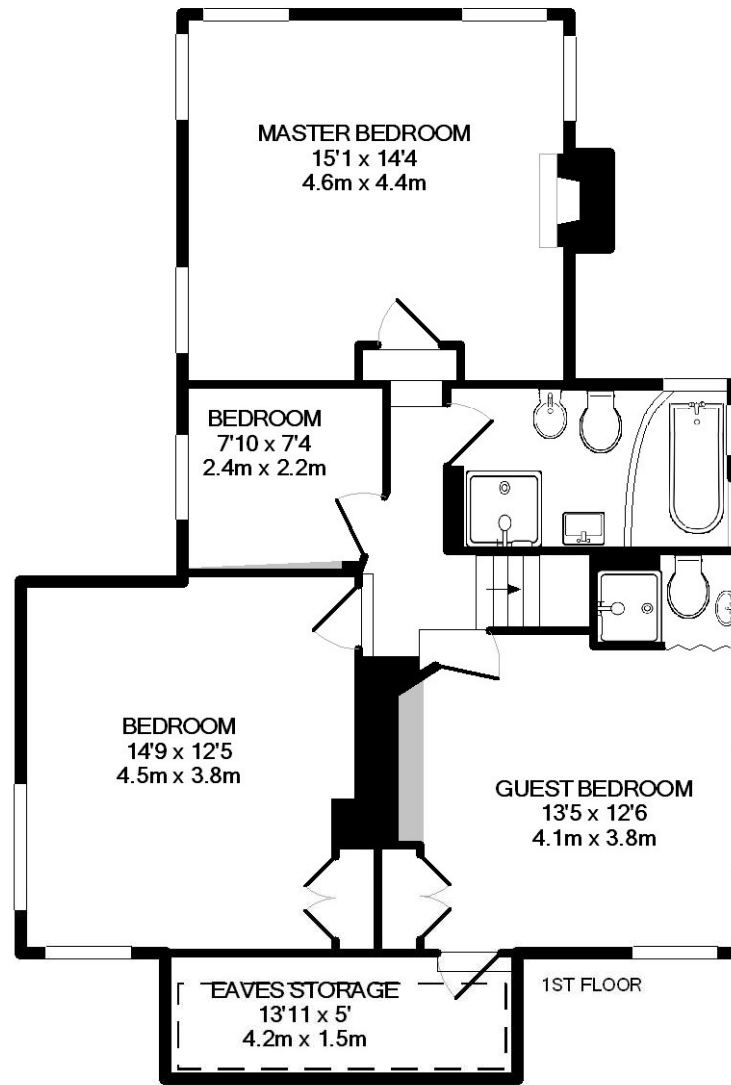
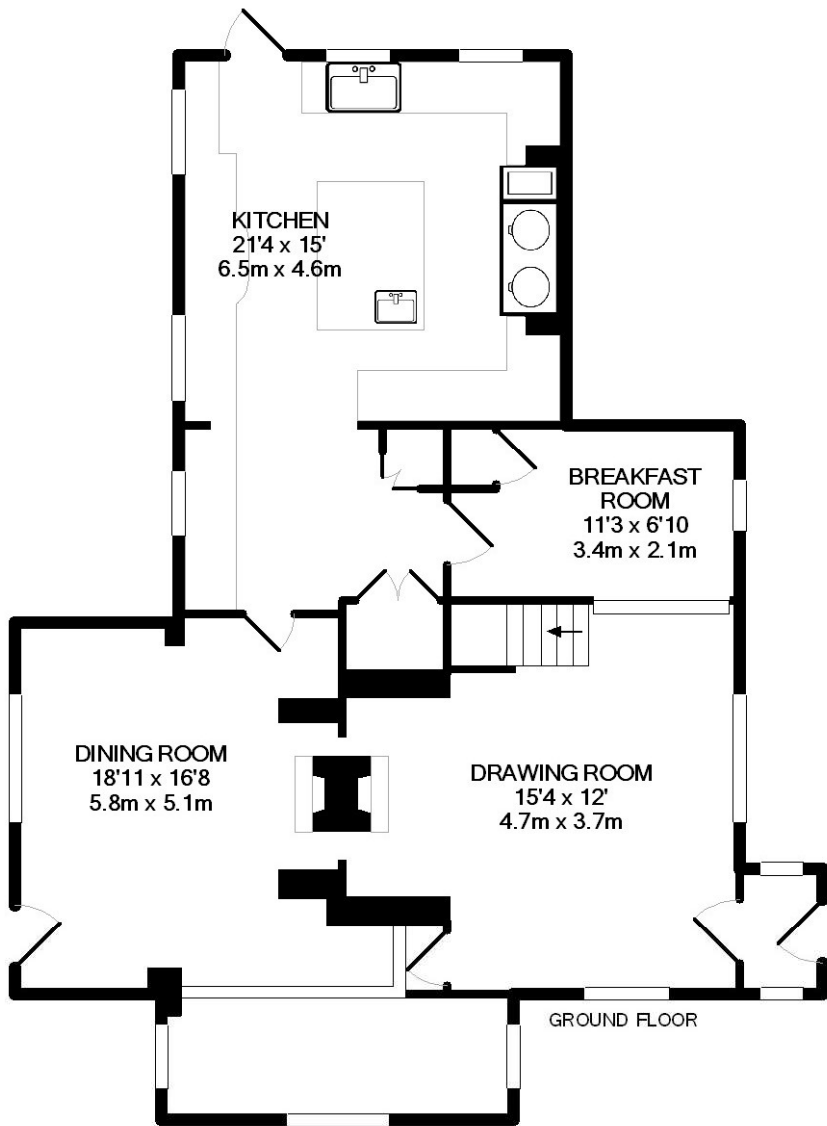
The property is situated on the outskirts of the Village of Broad Oak, Brede where there is a Village Store/Post Office and Bakery, there is also a Doctors Surgery and Primary School.

More comprehensive shopping is available in nearby Tenterden, Battle, Rye, Hastings and Royal Tunbridge Wells.

The local area boasts a number of excellent pubs and restaurants as well as a well utilised community hall where there is a weekly farmers market.

In addition to the village primary school, there are a number of excellent private and state schools catering for children of all ages.

Mainline Rail Services are available from Rye reaching London in under the hour.



Energy Performance Certificate

Old Thatch, Chitcombe Road, Broad Oak, RYE, TN31 6EU

Dwelling type: Detached house Reference number: 0351 2814.7755-8923.7925
 Date of assessment: 24 May 2017 Type of assessment: RdSAP existing dwelling
 Date of certificate: 04 December 2017 Total floor area: 172 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: £ 4,191

Over 3 years you could save £ 969

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 417 over 3 years	£ 264 over 3 years	
Heating	£ 3,399 over 3 years	£ 2,202 over 3 years	
Hot Water	£ 378 over 3 years	£ 339 over 3 years	
Totals	£ 4,191	£ 3,222	

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 coolers, 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 3.

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. Flat roof or sloping ceiling insulation	£850 - £1,500	£ 285
2. Floor insulation (solid floor)	£4,000 - £9,000	£ 279
3. Low energy lighting for all fixed outlets	£75	£ 129

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.

TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1,600.6SQ.FT. (148.7SQ.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 and water. Oil central heating. Private drainage.

Rother District Council - Council Tax Band E

Planning reference RR/2017/2647/P

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



