

# SISSINGHURST

KENT





## The Common Sissinghurst, Kent TN17 2AD

On the outskirts of Cranbrook and Sissinghurst, this charming detached bungalow is presented in immaculate order throughout. The unassuming façade belies the spacious accommodation once inside, with an added benefit being the versatile summer house in the garden.

The single storey accommodation consists of a double aspect sitting room with log burning stove, a conservatory with doors opening to the terrace, light and spacious kitchen/dining room, three double bedrooms and a family bath and shower room.

Outside a gate opens onto the gravel driveway which provides ample off road parking and is bordered with lawn and mature hedging. To the rear the enclosed garden enjoys countryside views, is again laid to lawn with a paved terrace, ideal for outside entertaining, and a brick path leading to the summer house.

- Charming Detached Bungalow
- Sitting Room with Log Burning Stove
- Conservatory
- Double Aspect Kitchen/Dining Room
- Master Bedroom
- Two Further Double Bedrooms
- Family Bath and Shower Room
- Enclosed Garden with Summer House
- Ample Off Road Parking
- Cranbrook School Catchment Area



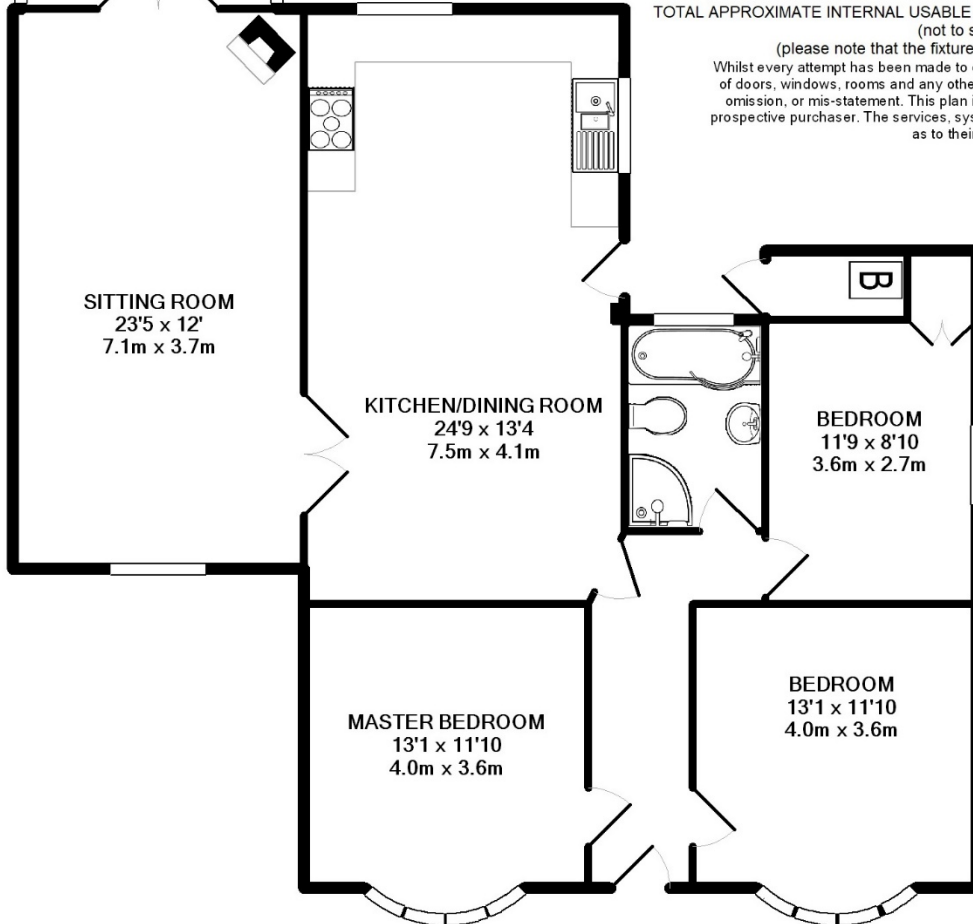
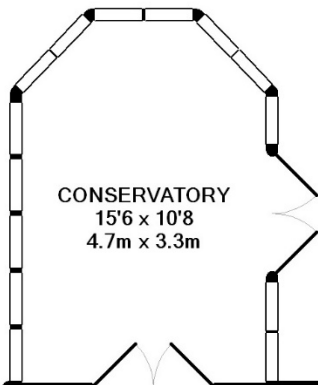












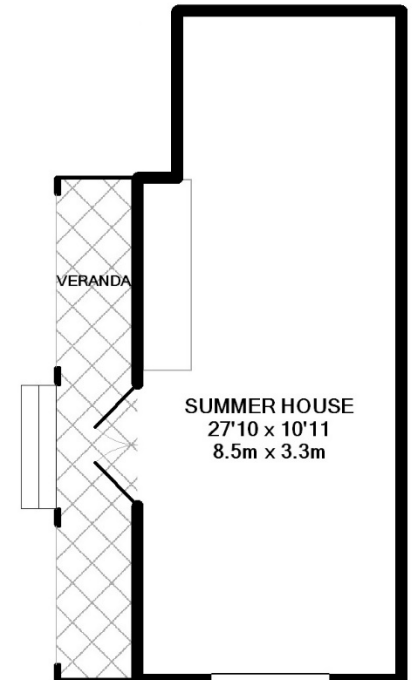
TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (excluding Summer House) 1283.1SQ.FT. (119.2SQ.M)

(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



Meadows, The Common, Sissinghurst, CRANBROOK, TN17 2AD

Dwelling type: Detached bungalow Reference number: 8328-7121-6210-7025-1902  
 Date of assessment: 05 September 2018 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 05 September 2018 Total floor area: 109 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

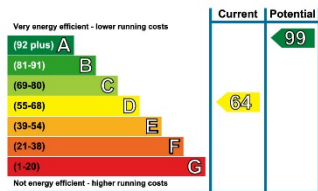
Estimated energy costs of dwelling for 3 years:	£ 2,958
Over 3 years you could save	£ 705

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 216 over 3 years	
Heating	£ 2,319 over 3 years	£ 1,815 over 3 years	
Hot Water	£ 423 over 3 years	£ 222 over 3 years	
<b>Totals</b>	<b>£ 2,958</b>	<b>£ 2,253</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



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 Increase loft insulation to 270 mm	£100 - £350	£ 129
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 246
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 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 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.

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## SERVICES

Mains electricity, gas, water and drainage.

Tunbridge Wells Borough Council - Council Tax Band D

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



**H&H**  
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