

HORSMONDEN, KENT



MAIDSTONE ROAD, HORSMONDEN, KENT TN12 8DA

Light and Airy, Attractive Detached Family Home with Views

Sitting Room * Family Room * Dining Room * Study
Kitchen * Breakfast/Utility Room * Bathroom

Master Bedroom * Three Further Double Bedrooms * Playroom
Family Shower Room

Garden * Elevated Terraces * Garage * Car Port * Off Road Parking

Light and airy, this attractive detached family home enjoys stunning far reaching views over the surrounding countryside and occupies a semi-rural, elevated position on the outskirts of the popular village of Horsmonden.

The versatile accommodation is presented in immaculate order throughout and consists of an entrance hall, a triple aspect sitting room, family room, double aspect dining room with fireplace, a study, kitchen with Rayburn, a breakfast/utility room with door to the terrace and a bathroom on the ground floor.

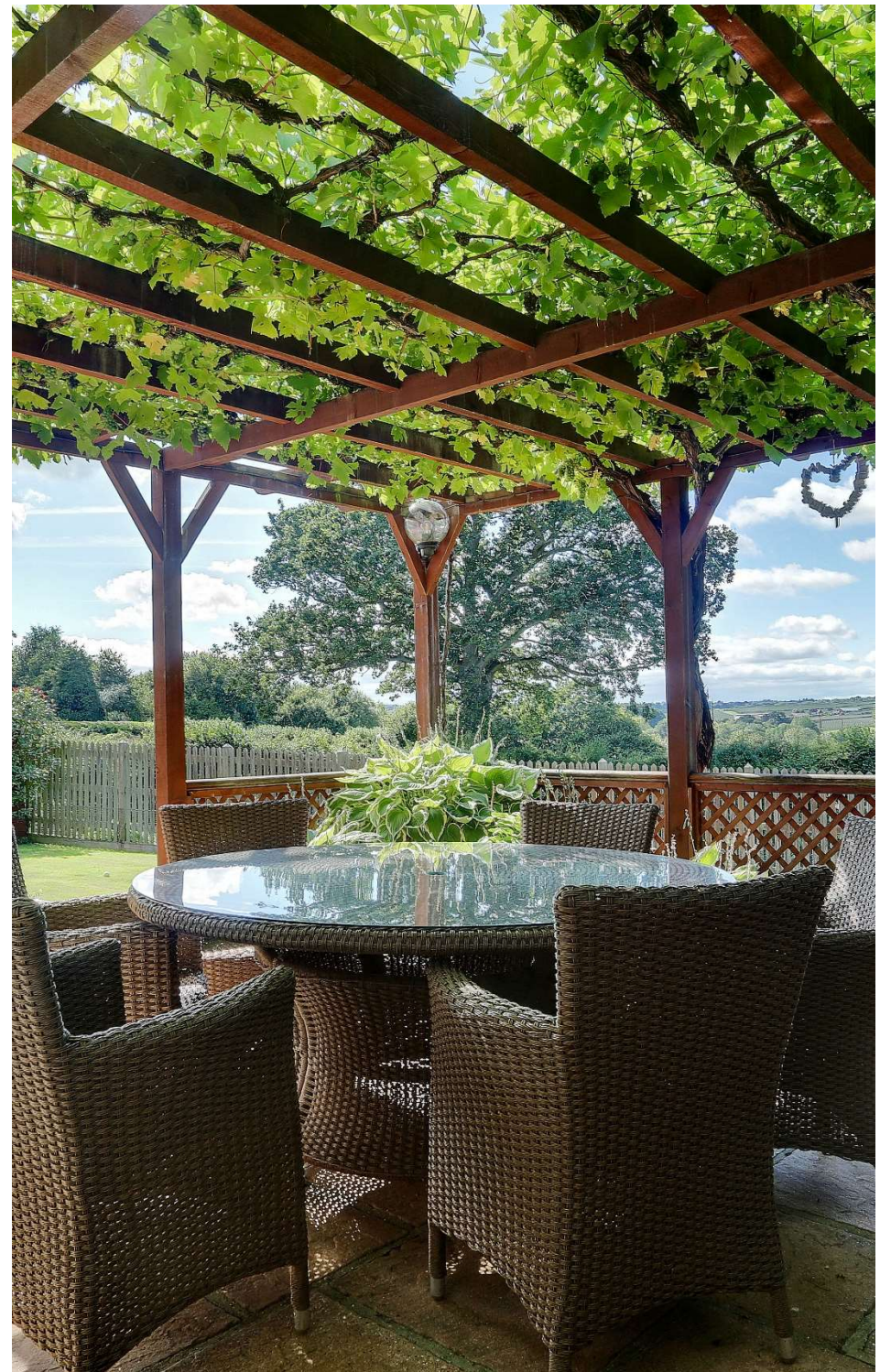
On the first floor there is a master bedroom, three further double bedrooms, one leading to the playroom and a family shower room.

Outside gates open onto the driveway which leads to the garage and car port and provides ample off road parking. The delightful garden is enclosed, laid predominantly to lawn with stunning, far reaching countryside views. There are two areas of elevated terrace, one of which is shaded by a pergola and productive vine, both of which are ideal for outside entertaining.

Harpers and Hurlingham

The Corner House
Stone Street
Cranbrook
Kent
TN17 3HE

Tel: 01580 715400
enquiries@harpersandhurlingham.com



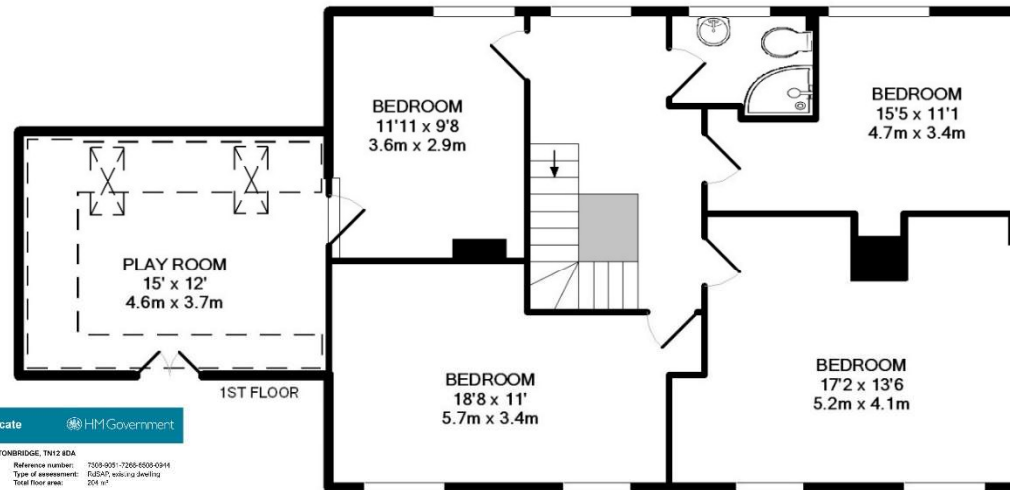
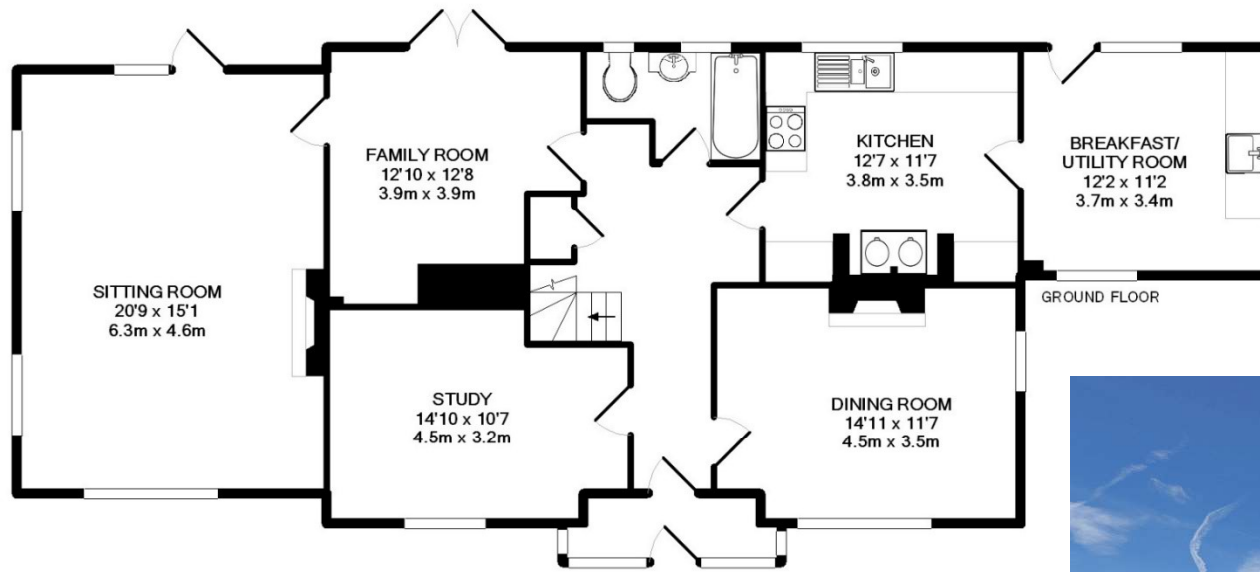


This attractive house is located on the outskirts of the village of Horsmonden which with its charming village green boasts a Country Inn and a selection of local shops including an award winning general store/deli, chemist and hairdresser. There is also a well-regarded Village Primary School and Kindergarten.

As well as the village school there are a variety of schools in the area namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School as well as the Boys and Girls Grammar Schools in Tonbridge and Tunbridge Wells.

Located approximately 15 minutes' drive from Royal Tunbridge Wells and 10 minutes' drive from either Paddock Wood or Marden mainline stations.





TOTAL APPROXIMATE USABLE INTERNAL FLOOR AREA 2075.3SQ.FT. (192.8SQ.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, water and drainage. Oil fired central heating.

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.



Energy Performance Certificate

Larch Cottage, Maidstone Road, Horsmonden, TONBRIDGE, TN12 8DA
 Dwelling type: Detached house Reference number: 7509-001-7265-6509-0944
 Date of assessment: 30 August 2018 Type of assessment: Full EPC, existing dwelling
 Date of certificate: 30 August 2018 Total floor area: 204 sq.m

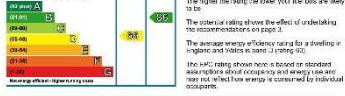
Use this document to:
 - Compare or rate energy efficiency to see if a property is more energy efficient.
 - Find out how you can save energy and money by making improvement measures.

Estimated energy costs of dwelling for 3 years: £2,825
 Over 3 years you could save: £300

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£130 over 3 years	£106 over 3 years	
Heating	£2,395 over 3 years	£1,939 over 3 years	You could save £456 over 3 years
Hot Water	£275 over 3 years	£240 over 3 years	
Totals	£2,800	£2,285	

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 ovens, and electricity generated by photovoltaics.

Energy Efficiency Rating
 The graph shows the current energy efficiency of your home.
 The higher the rating the lower you are likely to be to:
 - Pay for energy.
 - The carbon dioxide you emit from your home.



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

Recommended measures	Indicative cost	Typical savings over 3 years
1. Floor insulation (solid floor)	£4,000 - £10,000	£171
2. Side wall insulation	£4,000 - £5,000	£128
3. Side (external) walls: 2.5 m ²	£5,000 - £10,000	£308

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, see the Energy Efficiency Guide on page 4 of the EPC. (Information on the EPC that may affect your sale or home loan and other details.)

