

CRANBROOK, KENT



HERON MEWS, CRANBROOK, KENT TN17 2PL

Bespoke State of The Art Family Home

Entrance Hall * Sitting Room * Family Room * Study * Kitchen/Dining
Utility Room * Cloakroom * Integral Double Garage

Master Bedroom Suite * Four Further Double Bedrooms, All Ensuite

Enclosed Garden with Terrace

Cranbrook School Catchment Area

One of five exclusive family homes within a gated development, by award winning developers, Mount Delvin Homes, in the popular Wealden Town of Cranbrook.

This bespoke detached home is finished to a high specification throughout. The accommodation consists of an entrance hall, a triple aspect sitting room with log burning stove and doors to the garden, a family room with bay window, a study, kitchen/dining room with roof lantern, a utility room leading to the integral garage and a cloakroom on the ground floor.

On the first floor there is a master bedroom suite including a dressing room and bath and shower room, a guest suite including dressing room and bath and shower room and two further double bedrooms, both with ensuite shower room.

There is a further double bedroom with ensuite shower room on the second floor.

Outside there is an enclosed garden which is laid predominantly to lawn with a paved terrace ideal for outside entertaining.

Harpers and Hurlingham

The Corner House
Stone Street
Cranbrook
Kent
TN17 3HE

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www.harpersandhurlingham.com





The units in the kitchen are supplied by Burnhill Kitchens, appliances supplied by Neff with the exception of the wine chiller, there is a Quooker hot water Pro 3 and the worktop is Quartz.

The wardrobes have been supplied and fitted by Spacemaker and can be personalised through them.

In the bathrooms, the baths have been supplied by Water Baths, the furniture by Dansani and the toilets are supplied by Duravit with Rimless Technology, making them more hygienic and easier to clean. The shower doors and trays have been supplied by Merlyn with taps and shower controls supplied by Hansgrohe & Vado.

Where tiled the flooring is porcelain tiling and the wooden flooring is engineered oak. There is underfloor heating throughout the ground floor.

Cat 6 cable has been installed throughout the home with data points fitted to multiple rooms. Sonos Amplifiers are hard wired to the fitted ceiling speakers and were supplied by Sevenoaks Sound and Vision.

Alarm systems have been installed with additional features able to be added at the homeowner's expense. CCTV cameras are installed.

The electric gates come with a colour door video entry-phone system.

A 10 year structural warranty will be supplied by Build Zone.



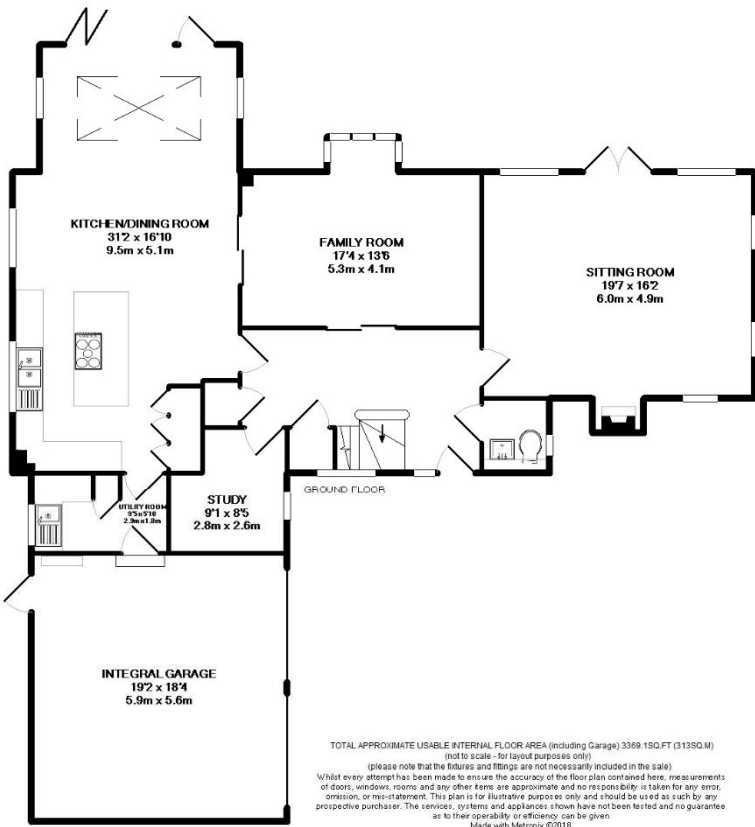
Cranbrook is one of the most picturesque small towns in the Weald, renowned for its eclectic mix of shops, cafe's, restaurants, boutiques etc. Dominating the town is the stone church known locally as "The Cathedral of the Weald".

A variety of social clubs offer a range of interesting activities. The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located on the outskirts of the Town.

In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, Angley and Dulwich Prep School.

The A21 offers excellent links to the Motorways heading North and South. The Mainline station at nearby Staplehurst offers trains to London Bridge, Charing Cross and Cannon Street.





Energy Performance Certificate



5 Heron Mews, Angley Road, GRANBROOK, TN17 2PL
 Dwelling type: Detached house Reference number: 0451-3806-7105-0758-6105
 Date of assessment: 15 June 2018 Type of assessment: SA1: new dwelling
 Date of certificate: 15 June 2018 Total floor area: 315 m²

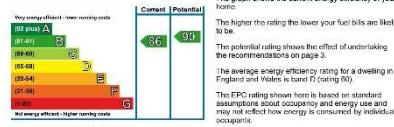
Use this document to:
 • Compare current ratings of properties to see which operates are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 2,628

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 372 over 3 years	£ 372 over 3 years	
Heating	£ 1,166 over 3 years	£ 1,166 over 3 years	Nil applicable
Hot Water	£ 950 over 3 years	£ 950 over 3 years	
Totals	£ 2,628	£ 2,628	

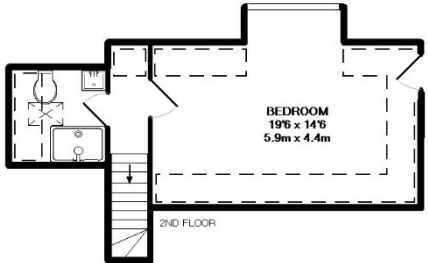
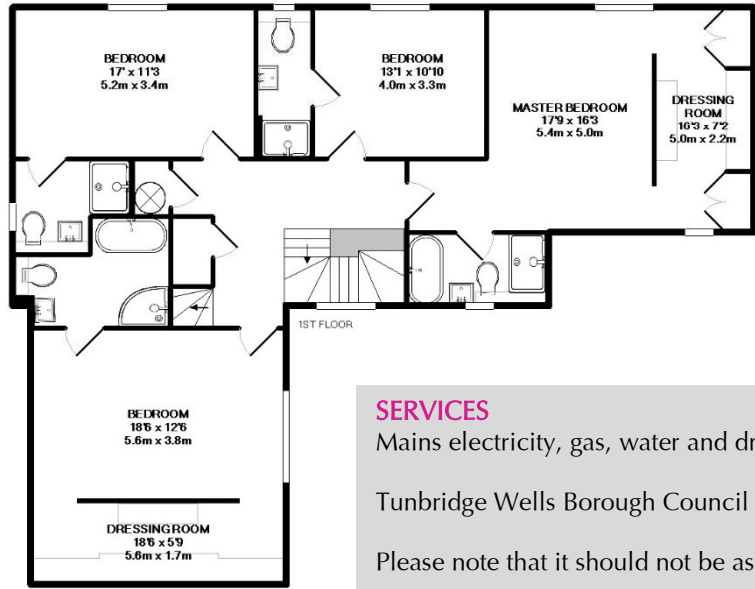
These figures show how much the average household would spend in this property for heating, lighting and hot water, and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar photovoltaic panels, 7.5 kWp	£5,000 - £8,000	£ 917



SERVICES

Mains electricity, gas, water and drainage.

Tunbridge Wells Borough Council - Council Tax Band tbc

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

