

HORSMONDEN, KENT



LEWES HEATH, HORSMONDEN, KENT TN12 8AF

Detached Bungalow in Stunning Rural Location

Entrance Hall * Sitting Room * Conservatory * Kitchen/Breakfast/Dining Room
Utility Room

Master Bedroom with Walk-in Wardrobe * Two Further Double Bedrooms
Bedroom/Study * Family Bath and Shower Room * Shower Room

Garden and Grounds Approx. 1.7 Acres * Twin Bay Garage * Off Road Parking
Polytunnel * Garden Store

Cranbrook School Catchment Area

Location, location, location! This 1920s bungalow with later additions sits in grounds of approximately 1.7 acres at the end of a farm track, with stunning far reaching countryside views on the outskirts of the sought after village of Horsmonden.

The versatile accommodation consists of an entrance hall which runs through the property leading to the double aspect sitting room with log burning stove and doors to the conservatory which in turn leads to the vaulted kitchen/breakfast/dining room with log burning stove and doors to the garden and to the utility room. There is a master bedroom with vaulted ceiling and walk-in wardrobe, two further double bedrooms, one with doors to the garden, an additional bedroom/study, a shower room and a family bath and shower room.

Outside the property is approached via a tarmacked farm track which leads to a twin bay garage and off road parking. Sitting in approximately 1.7 acres of gardens, grounds and paved terracing with stunning far reaching views. Within the garden there is a polytunnel, garden store and vegetable garden.

Also available there is an Apple Store with planning permission to convert to a three bedroom residential property. The two properties can be bought as one or will be sold separately.

Harpers and Hurlingham

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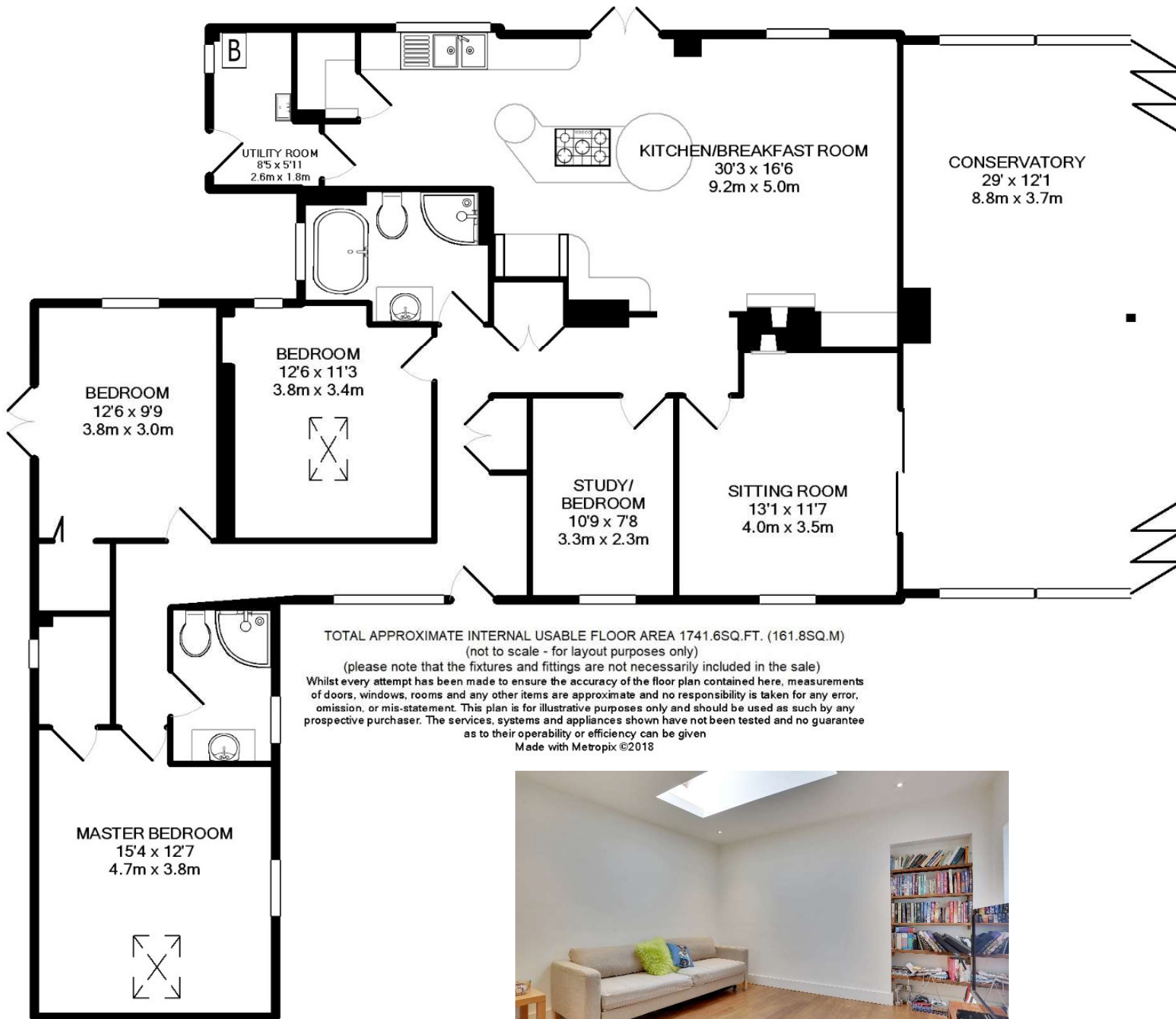


The property is located on the outskirts of the village of Horsmonden which together with its charming village green boasts a Country Inn and a selection of local shops including a general store/deli, chemist and hairdresser. There is also a well-regarded Village Primary School and Kindergarten.

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.





SERVICES

Mains electricity and water. Oil fired central heating (underfloor). LPG for the hob. Private drainage.

Maintenance contribution to farm track £300 per annum

Tunbridge Wells Borough Council - Council Tax Band F

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

Twin Valleys, Lewes Heath, Horsmonden, TONBRIDGE, TN12 8AF
 Dwelling type: Detached bungalow Reference number: 6408-6329-6829-2875-4902
 Date of assessment: 05 November 2018 Type of assessment: RDSAP: existing dwelling
 Date of certificate: 05 November 2018 Total floor area: 151 m²

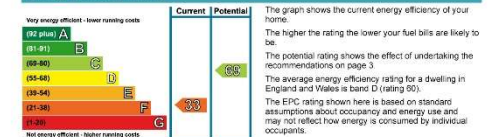
Use this document to:
 * Compare current ratings of properties to see which properties are more energy efficient
 * Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,842
Over 3 years you could save	£ 1,161

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 281 over 3 years	£ 261 over 3 years	You could save £ 1,161 over 3 years
Heating	£ 4,227 over 3 years	£ 3,166 over 3 years	
Hot Water	£ 334 over 3 years	£ 234 over 3 years	
Totals	£ 4,842	£ 3,681	

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 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 957
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 279
3 Solar water heating	£4,000 - £8,000	£ 117

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 rates). The Green Deal may enable you to make your home warmer and cheaper to run.

