

GOUDHURST, KENT



GOUDHURST, KENT TN17 1AF

Tucked Away Detached Family Home

Entrance Hall * Sitting Room * Garden Room * Kitchen/Dining Room
Cloakroom

Master Bedroom with Ensuite * Two Further Bedrooms
Family Bath and Shower Room

Delightful Enclosed Secluded Garden * Garage * Off Road Parking

Cranbrook School Catchment Area

A partially walled garden complements this delightful family home built in 1999. Convenient for all the local amenities, the property occupies a tucked away location in the centre of the sought after village of Goudhurst.

The accommodation consists of an entrance hall leading to a double aspect sitting room with feature fire place, a kitchen/dining room with doors to a garden room and a cloakroom on the ground floor.

On the first floor there is a master bedroom with ensuite shower room, two further bedrooms and a family bath and shower room.

Outside the driveway provides an off road parking space and leads to the garage. A gate leads to the partially walled garden to the rear which is laid predominantly to lawn with raised flower beds and a paved terrace.

This delightful property is within both the Cranbrook and Goudhurst Schools Catchment Areas.

Harpers and Hurlingham

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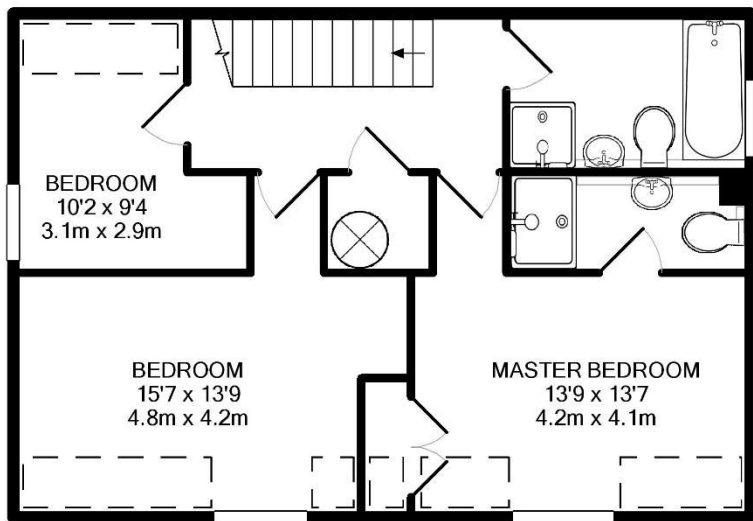
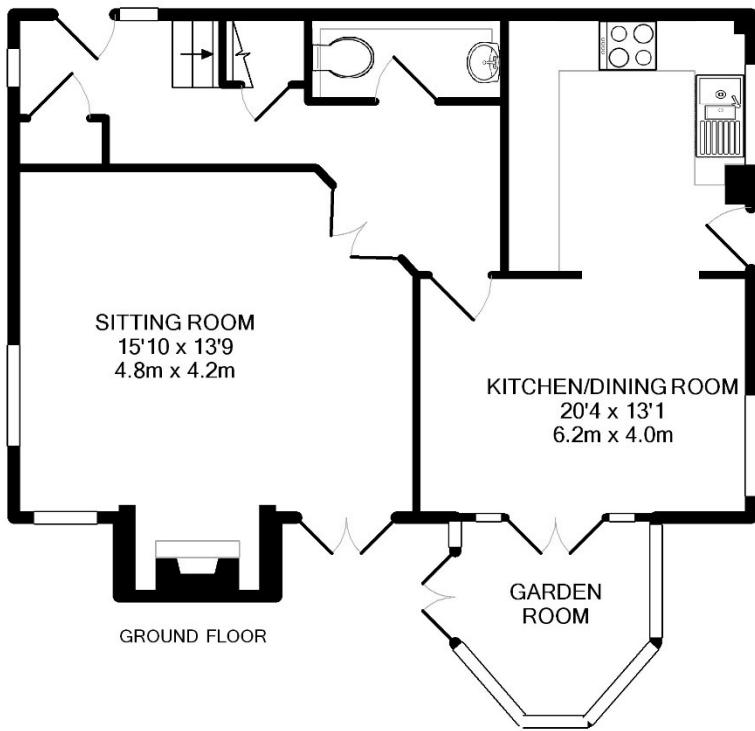
The village of Goudhurst is popular for many reasons, one of which is its location within the Cranbrook School Catchment Area.

The village offers a wide variety of shops including a Bakers, a Pharmacy, a Newsagents incorporating a Post Office, two Hairdressers, a Doctors Surgery, a Veterinary Surgery and local pubs offering good food.

The local Primary School enjoys an excellent reputation having recently achieved an outstanding Ofsted report and in addition to this and the Cranbrook School there are other excellent schools, 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.

The Mainline stations at nearby Paddock Wood, Marden and Staplehurst offer regular trains into London. The A21 provides access to the M25 Motorway to the North and South.





TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1157.1SQ.FT. (107.5SQ.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

4, The Old School, Goudhurst, CRANBROOK, TN17 1AF

Dwelling type: Detached house Reference number: 2298-0035-7218-0021-3810
Date of assessment: 21 January 2019 Type of assessment: RdSAP existing dwelling
Date of certificate: 21 January 2019 Total floor area: 120 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:	£ 4,188
Over 3 years you could save	£ 582

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 228 over 3 years	
Heating	£ 3,288 over 3 years	£ 2,068 over 3 years	You could save £ 582 over 3 years
Hot Water	£ 672 over 3 years	£ 420 over 3 years	
Totals	£ 4,188	£ 3,606	

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

Very energy efficient: lower heating costs
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(49-54) E
(41-48) F
(31-39) G
Not energy efficient: higher heating costs

Current: 41 Potential: 57

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	£ 132
2. Floor insulation (solid floor)	£4,000 - £6,000	£ 126
3. Solar water heating	£4,000 - £5,000	£ 249

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-guides/calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

SERVICES

LPG central heating. Mains drainage.

There is an annual service charge which covers the common gardens, road, walls and lights, 2018 – 2019 £400.

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.



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