

# CRANBROOK KENT



## DOROTHY AVENUE, CRANBROOK

### Attractive Well-Proportioned Detached Family Home

Entrance Hall \* Sitting Room \* Dining Room \* Kitchen/Breakfast/Family Room  
Bedroom with Ensuite \* Cloakroom

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Master Bedroom \* Three Further Bedrooms \* Family Bath and Shower Room

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Attic Room

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Delightful Wrap Around Garden \* Off Road Parking \* Integral Garage

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Cranbrook School Catchment Area

Offering well-proportioned accommodation coupled with delightful wrap around gardens, this attractive detached family home is located on the edge of the sought after Wealden Town of Cranbrook, within walking distance of the well regarded Cranbrook School and the Town Centre.

The accommodation consists of an entrance hall leading to a double aspect sitting room with fireplace, a dining room, kitchen/breakfast/family room with doors to the garden, a double bedroom with ensuite shower room on the ground floor.

On the first floor there is a double aspect master bedroom, three further bedrooms and a family bath and shower room. A paddle staircase leads to an attic room and storage.

Outside a gate opens onto the brick drive which leads to the double integral garage and provides additional parking. The delightful garden wraps around the property and is laid to lawn with mature flower and shrub borders and hedging together with a brick terrace.

#### Harpers and Hurlingham

The Corner House  
Stone Street  
Cranbrook  
Kent  
TN17 3HE

Tel: 01580 715400  
enquiries@harpersandhurlingham.com

[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)

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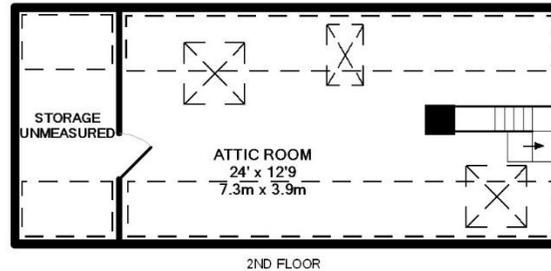
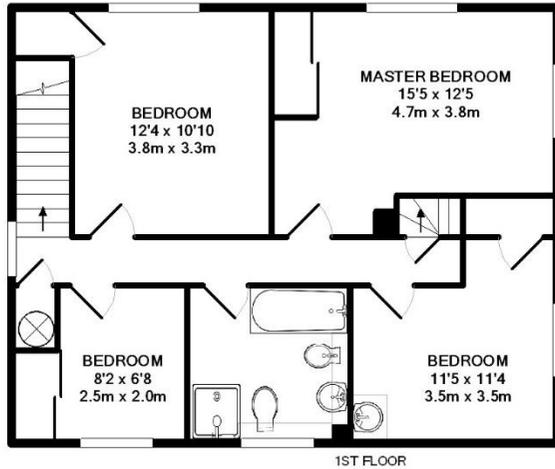
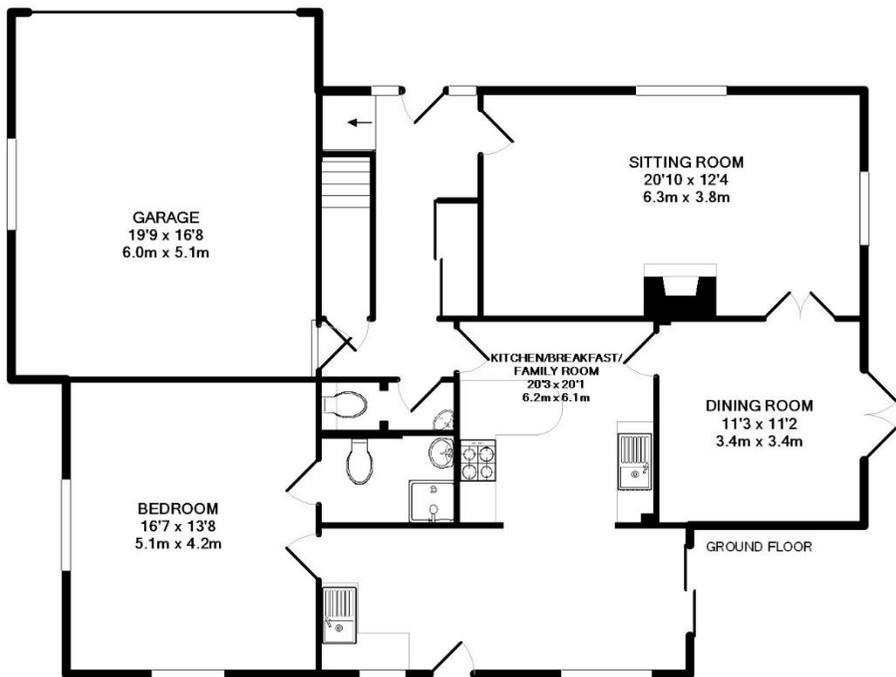






The property is located within walking distance of the centre of Cranbrook, one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports and social activities.

The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.



TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (including Garage) 2322.8SQ.FT. (215.8SQ.M)  
 (not to scale - for layout purposes only)  
 (no guarantee is given the the square footage of the property, the figure shown is for initial guidance 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**

The Tile House, Dorothy Avenue, CRANBROOK, TN17 3AY

Dwelling type: Detached house Reference number: 2618 8077 7246 6141 1904  
 Date of assessment: 29 April 2019 Type of assessment: RDSA/ existing dwelling  
 Date of certificate: 29 April 2019 Total floor area: 201 m<sup>2</sup>

Use this document to:

- Compare current energy 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: £ 4,494**  
**Over 3 years you could save: £ 438**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 455 over 3 years	£ 329 over 3 years	You could save £ 438 over 3 years
Heating	£ 3 642 over 3 years	£ 3 351 over 3 years	
Hot Water	£ 396 over 3 years	£ 390 over 3 years	
Totals	£ 4,494	£ 4,066	

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 running costs	Current	Potential	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.
A (91-100)	70	73	
B (81-90)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20) - Energy inefficient - higher running costs			

**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 (suspended floor)	£800 - £1 200	£ 316
2. Low energy lighting for all fixed outlets	£45	£ 123

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 finance your home's energy and climate for free.

## SERVICES

All mains services connected, including drainage. The property benefits from Solar panels.

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.



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