



'Our Focus Determines Your Reality'



Risden Lane  
Hawkhurst  
Kent  
TN18 5DU



Sitting Room \* Kitchen/Dining Room \* Utility Room  
Boot Room

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Master Bedroom \* Three Further Double Bedrooms  
Family Bathroom \* Family Shower Room

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Garden \* Elevated Terrace \* Summer House \* Off Road Parking



## UNIQUE UNLISTED BARN WITH STUNNING VIEWS

Sitting in a rural farm hamlet between Hawkhurst and Sandhurst, this unique unlisted barn is complimented by charming gardens with an elevated terrace enjoying far reaching countryside views. Livery and grazing are available at the farm for those of a horsey disposition.

Exhibiting many features including exposed beams a brick fireplace and a stunning butterfly staircase, the well-proportioned accommodation consists of a double triple aspect sitting room with a fireplace with log burning stove, a double aspect kitchen/dining room, utility room and boot room on the ground floor. On the first floor there is a galleried landing, master bedroom, three further double bedrooms, a family bathroom and a family shower room.

A drive leads to an area of gated off road parking. There are gardens to the front and rear, both of which are enclosed. The garden to the front is laid to lawn enclosed with a mature hedge and low stone wall. The garden to the rear is laid to lawn with mature trees and shrubs and enjoys an elevated terrace from which to appreciate the views over the countryside.



## SANDHURST AND HAWKHURST

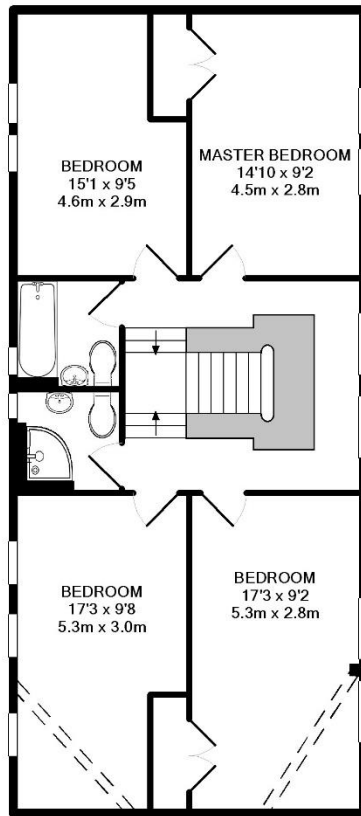
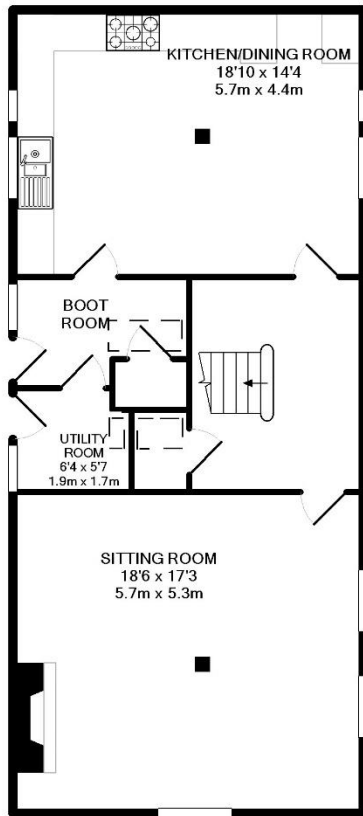
Sandhurst offers local amenities which include a post office and local store together with a well-regarded Primary School whilst Hawkhurst offers a selection of shops including a Chemist, Butcher/Provision Store, Florist, Bakers, Hairdressers, Post Office, Two High Street Banks, Petrol Station, Tesco and Waitrose, a few Restaurants and Take-Aways and an "Art" Cinema to name but a few.

## SCHOOLS AND CONNECTIONS

Located within the much sought after Cranbrook School Catchment Area. 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.

Within easy driving distance to the A21 which provides access to the M25 and motorways both North and South bound. Mainline Station at Staplehurst with services to London Bridge, Charing Cross and Cannon Street.





GROUND FLOOR

1ST FLOOR

TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1559.7SQ.FT. (144.9SQ.M)

(not to scale - for layout purposes only)  
 (no guarantee is given to the square footage of the property, the figure given 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**

Ridley East Barn, Ridley Lane, Hawkham, CRANBROOK, TN18 6DU  
 Dwelling type: Semi-detached house Reference number: 8171-3222-2809-1516-0002  
 Date of assessment: 08 February 2019 Type of assessment: Full EPC, existing dwelling  
 Date of certificate: 08 February 2019 Total floor area: 156 m<sup>2</sup>

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 making improvement measures

**Estimated energy costs of dwelling for 3 years: £ 6,400**

**Over 3 years you could save: £ 1,650**

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 272 over 3 years	
Heating	£ 4,514 over 3 years	£ 3,136 over 3 years	You could save £ 1,650 over 3 years
Hot Water	£ 235 over 3 years	£ 239 over 3 years	
<b>Totals</b>	<b>£ 5,016</b>	<b>£ 3,750</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water over 3 years based on energy used by individual households. They exclude energy used for cooking appliances like this, computers and ovens, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Current	Potential

The graph shows the target energy efficiency of your home. The target for this house is shown by the arrow. The target for this house is shown by the arrow. The target for this house is shown by the arrow.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1. Upgrade or external wall insulation	£4,000 - £14,000	£ 700
2. Floor insulation (solid floor)	£4,000 - £6,000	£ 100
3. Draught proofing	£80 - £120	£ 50

See page 8 for a full list of recommendations for this property.

For more information on energy efficiency measures and what actions you can take to help to save money, visit [www.gov.uk/energy-guide](http://www.gov.uk/energy-guide) or call 0800 123 2544 (standard UK landline rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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## SERVICES

Organic cesspit drainage system. LPG central heating.

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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