



'Our Focus Determines Your Reality'



Rye Road
Hawkhurst
Kent
TN18 5DA



Reception Hall * Sitting Room * Kitchen/Dining/ Family Room
Shower Room

Master Bedroom * Three Double Bedroom * Two Family Bathrooms

Charming Garden * Off Road Parking * Green House



ATTRACTIVE DETACHED FAMILY HOME

This attractive, detached property enjoys the best of both worlds, charming countryside views yet within walking distance of all the amenities in the sought after village of Hawkhurst. Dating from the early 20th century as two cottages, the property has since been converted and extended to create a comfortable family home sitting in just under an acre of garden.

The accommodation consists of a reception hall leading to a triple aspect kitchen/dining/ family room with door to the garden, a triple aspect sitting room with bay window, fireplace with log burning stove and door to the terrace and a shower room on the ground floor. On the first floor there is a master bedroom with bay window, three further double bedrooms and two family bathrooms.

Outside the property is approached via a shared driveway to a gated area of off road parking for a number of cars. The garden to the rear is laid predominantly to lawn with a brick terrace, vegetable garden, pond, well-stocked flower beds, a summer house, green house and garden store.



HAWKHURST

Hawkhurst offers a selection of shops including a Chemist, Butcher/Provision Store, Florist, Bakers, Hairdressers, a Bank, Petrol Station, two Supermarkets, a Tesco and a Waitrose, a number of Restaurants and an "Art" Cinema to name but a few. Other local facilities include two doctors' practices, a vets, opticians and dentist. Sports clubs are available in the form of Squash, Tennis, Badminton and Golf.

More extensive facilities are available in Cranbrook, Tenterden and Tunbridge Wells.

SCHOOLS AND CONNECTIONS

In addition to Cranbrook School, there are other excellent public and state schools for children of all ages, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School in the area.

Situated within easy driving distance to the A21 which provides access to the M25 motorway both North and South bound. Mainline Stations are available at both Etchingham, approximately 5 minutes' drive, with services through Tunbridge Wells to London and Staplehurst with services to London Bridge, Charing Cross and Cannon Street.





Energy Performance Certificate

St. Bridget House, Rye Road, Hewkhurst, CRANBROOK, TN11 5DA

Dwelling type: Detached house Reference number: 0563 2859 7730 9871 3645
 Date of assessment: 31 July 2019 Type of assessment: RDSAP existing dwelling
 Date of certificate: 02 August 2019 Total floor area: 155 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:	£ 3,597
Over 3 years you could save:	£ 720

Estimated energy costs of this home

Lighting	Current costs	Potential costs	Potential future savings
Lighting	£ 273 over 3 years	£ 273 over 3 years	You could save £ 720 over 3 years
Heating	£ 2,526 over 3 years	£ 2,241 over 3 years	
Hot Water	£ 408 over 3 years	£ 287 over 3 years	
Totals	£ 3,207	£ 2,797	

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

Current	Potential
D (66)	A (92)

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 2. 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 Floor insulation (solid floor)	£4,000 - £6,000	£ 177
2 Draught proofing	£60 - £120	£ 65
3 Solar water heating	£4,000 - £6,000	£ 138

See page 3 for a full list of recommendations for this property.

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SERVICES

Mains electricity, gas and water. Gas fired central heating. Private cess pit drainage.

Access to the property is via an un-adopted lane. A public footpath runs adjacent to the boundary of the property.

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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