



'Our Focus Determines Your Reality'



Rock Hill Road  
Egerton  
Kent  
TN27 9EA



Sitting Room \* Dining Room \* Kitchen/Breakfast Room  
Cloakroom

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Master Bedroom leading to Attic Bedroom \* Further Bedroom  
Family Bath and Shower Room

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Garden with Terrace \* Garage \* Off Road Parking



## ATTRACTIVE VICTORIAN COTTAGE

This charming Victorian cottage is located on the outskirts of the sought after village of Egerton. The slightly elevated cottage sits in attractive gardens and enjoys far reaching views over the countryside.

Presented in immaculate order throughout, the accommodation consists of a sitting room with square bay window and a delightful Victorian fireplace, a dining room with log burning stove and doors to the garden, a triple aspect kitchen/breakfast room again with doors to the terrace and a cloakroom on the ground floor.

On the first floor, there is a master bedroom with fireplace, a further bedroom and a family bath and shower room. A door in the master bedroom opens onto a staircase to the attic double bedroom.

Steps to the front lead to a path across the lawn to the front door, the garden is bordered with mature hedging. The delightful garden to the rear is textured with paving and gravel with attractive flower and shrub beds. There is a garden store with power, a garage to the rear of the garden and off road parking.



## EGERTON

Egerton is an award winning rural village with a post office stores, sports hall, village hall, petrol station, The Barrow House pub/restaurant and a well-regarded primary school having achieved good Ofsted reports.

Other local amenities can be found at the larger villages of Charing and Headcorn. Egerton is approximately seven miles from the market town of Ashford, with its full range of shopping and leisure facilities,

## SCHOOLS AND CONNECTIONS

The property is well positioned for a variety of well-regarded independent secondary schools including Sutton Valence and the grammars in Ashford and Maidstone. With the proximity of Headcorn station the schools in Tonbridge and Sevenoaks also become more easily accessible.

Nearby Headcorn, Charing and Pluckley stations lead directly to multiply London stations: London Bridge, Waterloo East, Charing Cross, Victoria and Cannon Street. Ashford International Station provides a high speed link to London St. Pancras is just under 40 minutes.





TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1,041.9SQ.FT. (96.8SQ.M)  
 (not to scale - for layout purposes only)  
 (no guarantee is given to 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 floorplan 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**

1 Oak Tree Villas, Rock Hill Road, Egerton, ASHFORD, TN27 8EA

Dwelling type: Semi-detached house Reference number: 2846-1008-7212-8900-2220  
 Date of assessment: 24 February 2020 Type of assessment: RICS/AI: existing dwelling  
 Date of certificate: 24 February 2020 Total floor area: 105 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 installing improvement measures

**Estimated energy costs of dwelling for 3 years** **£ 3,291**

**Over 3 years you could save** **£ 1,071**

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 245 over 3 years	£ 245 over 3 years	
Heating	£ 2,574 over 3 years	£ 1,746 over 3 years	
Hot Water	£ 471 over 3 years	£ 276 over 3 years	
<b>Totals</b>	<b>£ 3,291</b>	<b>£ 2,220</b>	<b>You could save £ 1,071 over 3 years</b>

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 micro-generation.

**Energy Efficiency Rating**

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 50). 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.

Very energy efficient - lower heating costs	Current	Potential
A (91-100)		100
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

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

Recommended measures	Indicative cost	Typical savings over 3 years*
1. Cavity wall insulation	£500 - £1,900	£ 524
2. Floor insulation (suspended floor)	£300 - £1,200	£ 135
3. Draught proofing	£200 - £1,000	£ 21

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

\* To receive advice on what measures you can take to reduce your energy bills, visit [www.trustenergyadvice.org.uk](http://www.trustenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



## SERVICES

All mains services connected. Gas fired central heating.

Ashford Borough Council - Council Tax Band D

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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