



'Our Focus Determines Your Reality'



Sissinghurst
Kent
TN17 2HY



Entrance Hall * Sitting Room and Dining Room * Garden Room
Kitchen/Breakfast Room * Utility Room * Cloakroom
Master Bedroom with Ensuite * Three Further Bedrooms
Family Bathroom

Attractive Enclosed Garden * Integral Double Garage
Off Road Parking



SINGLE STOREY, DETACHED, FAMILY HOME

Filled with light, this attractive, detached, family home occupies a sought after corner plot of approximately 0.4 acres and is one of twelve properties built in the 1970s, on a popular close in Sissinghurst.

The single storey property provides practical, flexible family accommodation which currently consists of an entrance hall leading to the kitchen/breakfast room which in turn opens into the utility room and on into the integral double garage, a triple aspect sitting and dining room with a fireplace acting as a room divider, a garden room opening into the garden and a cloakroom providing the living space. The bedrooms consist of a master bedroom with ensuite shower room, three further bedrooms, a family bathroom and ample storage space.

Outside a brick drive adjoins an area of lawn with mature borders, provides ample off road parking and leads to the double garage. The enclosed garden to the rear is laid predominantly to lawn with flower beds, a paved terrace, greenhouse and is bordered with mature shrubs and hedge.



SISSINGHURST

The village of Sissinghurst boasts a Village store, restaurants, cricket club, church and primary school. Other local attractions include the Sissinghurst Castle Gardens.

The nearby town of Cranbrook is one of the most picturesque small towns in the Weald, renowned for its eclectic mix of shops, cafe's, restaurants, boutiques etc. Dominating the town is the stone church known locally as "The Cathedral of the Weald". A variety of social clubs offer a range of interesting activities.

SCHOOLS AND CONNECTIONS

Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located on the outskirts of 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.

The A21 offers excellent links to the Motorways heading North and South. The Mainline station at nearby Staplehurst offers trains to London Bridge, Charing Cross and Cannon Street.





Energy Performance Certificate

8, The Cramptons, Sissinghurst, CRANBROOK, TN17 2HY
 Dwelling type: Detached bungalow Reference number: 9633-2899-7400-9725-2761
 Date of assessment: 21 October 2015 Type of assessment: RDSAP, existing dwelling
 Date of certificate: 21 October 2015 Total floor area: 159 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:	£ 5,709
Over 3 years you could save	£ 2,106

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 426 over 3 years	£ 234 over 3 years	You could save £ 2,106 over 3 years
Heating	£ 4,668 over 3 years	£ 3,102 over 3 years	
Hot Water	£ 615 over 3 years	£ 287 over 3 years	
Totals	£ 5,709	£ 3,603	

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

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

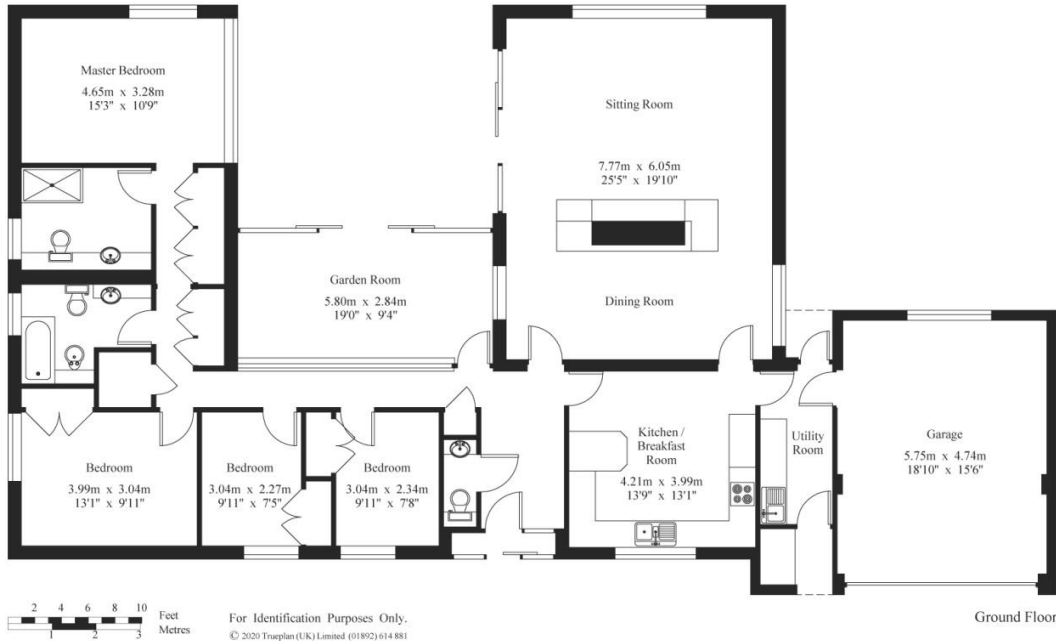
Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 254
2 Cavity wall insulation	£300 - £1,500	£ 939
3 Floor insulation (solid floor)	£4,000 - £5,000	£ 348

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.energyefficiency.gov.uk or call telephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

8 The Cramptons

Gross Internal Area : 207.5 sq.m (2,233 sq.ft.)
 (Including Garage)



SERVICES

All mains services connected. Gas fired central heating.

Please be aware that covenants do apply to this property, in particular, regarding the parking of caravans in front of the property.

Tunbridge Wells Borough Council - Council Tax Band E

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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