



'Our Focus Determines Your Reality'



New Pond Road
Benenden
Kent
TN17 4EL



Sitting Room * Dining Room * Kitchen * Shower Room

Principal Bedroom * Two Further Bedrooms

Mature Enclosed Garden * Ample Off Road Parking



ATTRACTIVE, ATTACHED FAMILY HOME

This delightful, family home dating back to the 1930s, is conveniently located between the Wealden Town of Cranbrook and the sought after village of Benenden.

Presented in immaculate order throughout, the accommodation consists of a lobby opening into a sitting room with open fireplace which in turn opens into a fitted kitchen leading through to a garden room which is currently utilised as a dining room and completing the ground floor is a shower room.

On the first floor there is a principal bedroom, a further double bedroom and an additional single bedroom.

Outside a gravel drive with feature flower bed provides ample off road parking with a gate opening into the charming, well-stocked garden to the rear where an area of brick terrace, lawn and mature flower and shrub beds complement the property. There is also a garden store together with views over the surrounding countryside.



CRANBROOK AND BENENDEN

Cranbrook is renowned for its eclectic mix of shops, cafe's, restaurants, boutiques etc. and within walking distance to all the town's amenities. 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.

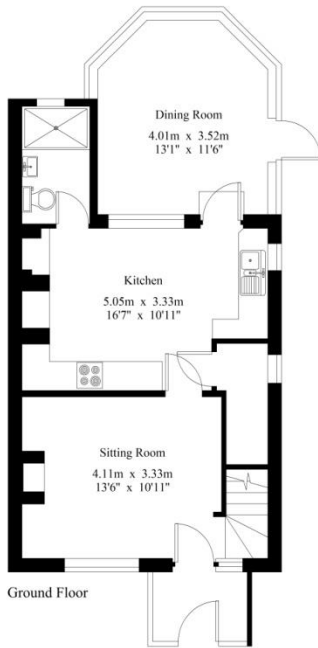
Benenden offers a large general store and post office, a good butchers, an award winning pub and a village hall. Summer Sunday afternoons can be spent enjoying cricket on the village green.

SCHOOLS AND CONNECTIONS

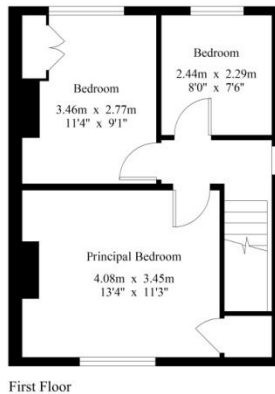
In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School as well as a number of Grammar Schools.

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.





Honey Bee House
Gross Internal Area : 92.2 sq.m (992 sq.ft.)



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Energy Performance Certificate HM Government

Honey Bee House, New Pond Road, Benenden, CRANBROOK, TN17 4EL
 Dwelling type: Semi-detached house Reference number: 8195-6226-7483-0883-0298
 Date of assessment: 17 June 2020 Type of assessment: RUSAP, existing dwelling
 Date of certificate: 17 June 2020 Total floor area: 88 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:	£ 2,832
Over 3 years you could save	£ 369

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 225 over 3 years	
Heating	£ 2,369 over 3 years	£ 2,087 over 3 years	You could save £ 369 over 3 years
Hot Water	£ 238 over 3 years	£ 171 over 3 years	
Totals	£ 2,832	£ 2,483	

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 coolers, and electricity generated by microgeneration.

Energy Efficiency Rating

Use energy efficiently - lower running costs

Current: 98 Potential: 98

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. Cavity wall insulation	£500 - £1,500	£ 159
2. Floor insulation (suspended floor)	£800 - £1,200	£ 117
3. Solar water heating	£4,000 - £8,000	£ 87

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.simpleenergyadvice.org.uk or call freephone 0800 444202. This Green Deal may enable you to make your home warmer and cheaper to run.

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SERVICES

Mains electricity, water and gas. Gas fired central heating. Shared cess pit drainage located on neighbours property.

Tunbridge Wells 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.

Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com