



'Our Focus Determines Your Reality'



Fairmans Lane
Brenchley
Kent
TN12 7JA



Entrance Lobby * Sitting Room * Kitchen/Dining Room
Utility/Cloakroom

Two Double Bedrooms * Further Good Size Bedroom
Family Bathroom

Attractive Garden * Off Road Parking



CHARMING DOUBLE FRONTED PERIOD COTTAGE

Believed to date from the early 19th century, this charming period, double fronted, mid-terrace, cottage offers a stylish, comfortable, family home set in attractive gardens to both the front and rear.

The accommodation consists of an entrance lobby opening into the sitting room with fireplace and log burning stove, which in turn opens into the double aspect kitchen/dining room with doors to the terrace and a utility/cloakroom on the ground floor. On the first floor there are two double bedrooms, a third good size bedroom currently used as a study and a family bathroom.

To the front of the property a paved path leads across the lawn to the front door. The enclosed garden to the rear is laid to lawn with an elevated paved terrace, mature planting and a path leading to a gate onto the off road parking.

To the rear of the cottage, which occupies a rural yet not isolated position on the outskirts of Brenchley and is conveniently situated to access the road and rail networks, there is access to a public footpath which leads to a lake.



BRENCHLEY

Brenchley offers several shops including a butchers, post office, doctors' surgery and a public house. Nearby Tonbridge and Paddock Wood offer supermarkets and smaller shops with more comprehensive shopping available at Tunbridge Wells.

SCHOOLS AND CONNECTIONS

There is a broad mix of excellent schools in the local area, from state to independent schools catering for children of all ages. More details can be obtained by visiting the website www.kent.gov.uk.

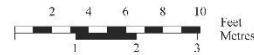
Access to the M25 Motorway and the airports is via the A21. With main line stations available at Tonbridge, Paddock Wood and Marden.



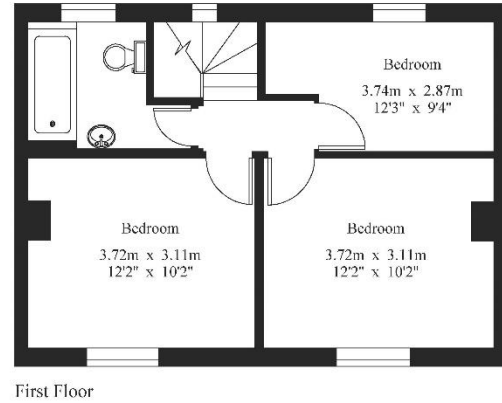
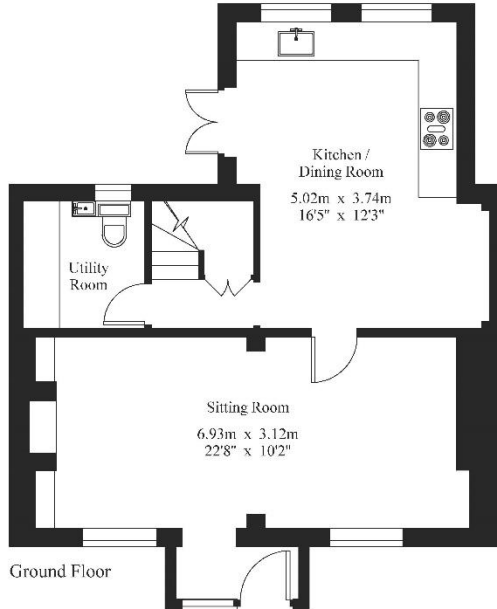


2 Chill Mill Cottages

Gross Internal Area : 93.4 sq.m (1005 sq.ft.)



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Energy Performance Certificate HM Government

Hoppers, Lomas Lane, Sandhurst, CRANBROOK, TN18 5PT

Dwelling type: Detached bungalow Reference number: 8556.9425.81.80.4384.6902
 Date of assessment: 04 May 2016 Type of assessment: NDISM, existing dwelling
 Date of certificate: 13 May 2016 Total floor area: 236 m²

Use this document to:

- Compare current energy 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 | £ 6,015 |
| Over 3 years you could save | £ 881 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|-----------------------------------|
| Lighting | £ 206 over 3 years | £ 209 over 3 years | |
| Heating | £ 5,205 over 3 years | £ 4,536 over 3 years | You could save £ 881 over 3 years |
| Hot Water | £ 601 over 3 years | £ 308 over 3 years | |
| Totals | £ 6,015 | £ 5,154 | |

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 | Very energy efficient - higher heating costs |
|---|-----------|-----------|--|
| A (10-15) | D (45-55) | E (55-65) | G (75-85) |
| B (16-20) | | | |
| C (21-25) | | | |
| D (26-35) | | | |
| E (36-50) | | | |
| F (51-60) | | | |
| G (61-75) | | | |

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 (45-55). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed for 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 - £8,000 | £ 561 |
| 2 Solar water heating | £4,000 - £8,000 | £ 180 |
| 3 Solar photovoltaic panels, 2.0-4.0kW | £3,000 - £9,000 | £ 879 |

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.e-trustenergyadvice.org.uk or call freephone 0800 444232. This Green Deal may enable you to raise your home warmer and cheaper to run.

SERVICES

Mains electricity and water. LPG central heating. Private drainage - Septic Tank.

Cottage enjoys right of access to the car parking to the rear. Indemnity insurance in place for front porch.

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.

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