

HAWKHURST

KENT



Rye Road Hawkhurst Kent TN18 5DW

This stunning, contemporary single storey dwelling sits well within its own gardens of approx. 0.33 acres and is located on the edge of the village of Hawkhurst.

A driveway to the front of the property provides ample off road parking. The gardens wrap around the property and are enclosed by a mature hedge. To the front of the property there is an enclosed vegetable garden with raised beds and gravel walkways. The gardens to the rear are laid predominantly to lawn interspersed with mature shrubs and trees. A paved terrace and an elevated terrace are ideal for enjoying the views over the adjoining orchards.

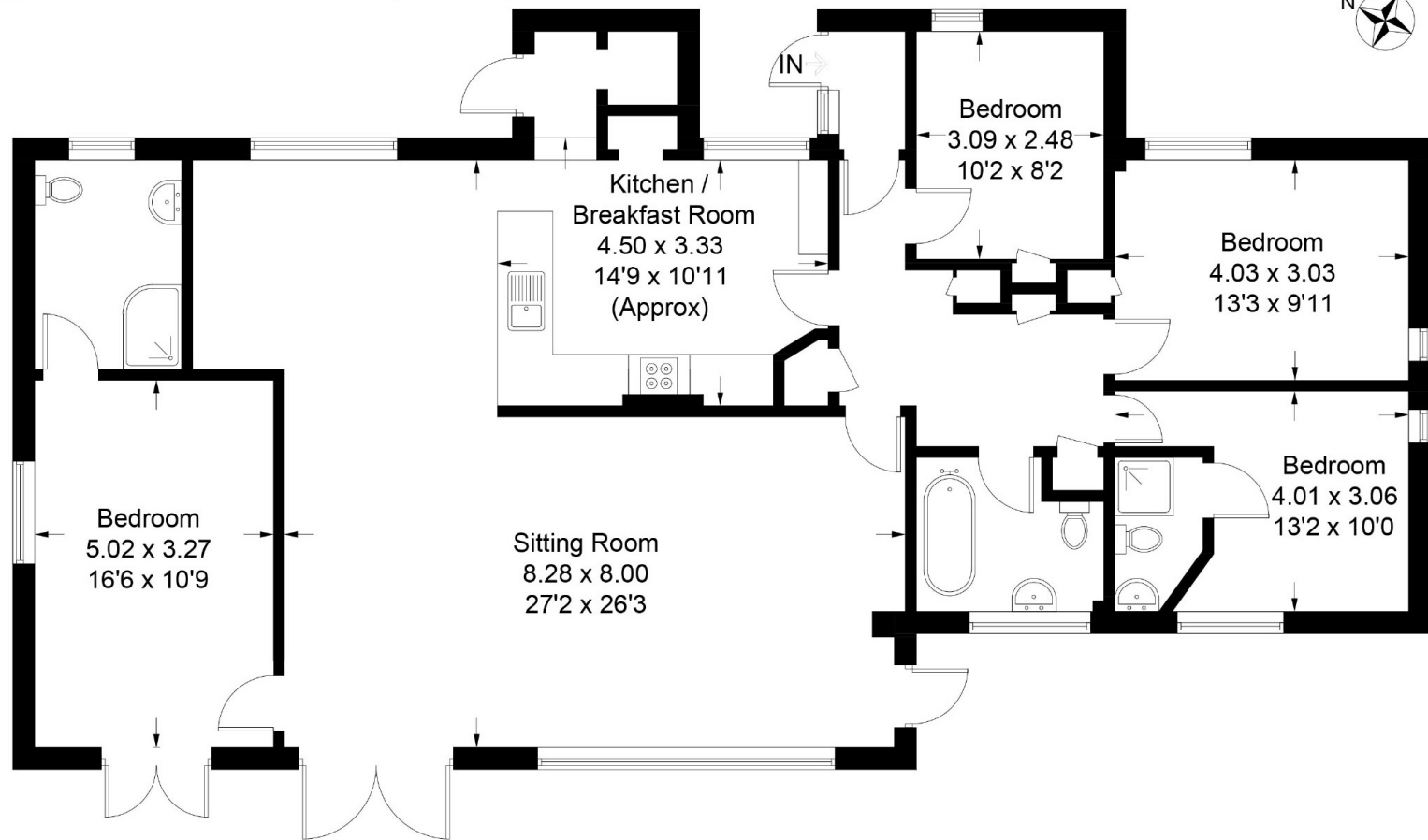
- Modern Contemporary Living
- Open Plan Sitting/Family/Dining Room
- Kitchen/Breakfast Room
- Master Bedroom with Ensuite
- Guest Bedroom with Ensuite
- Two Further Bedrooms
- Family Bathroom
- Enclosed Gardens with Terracing
- Views Over Adjoining Orchard
- Off Road Parking
- Walking Distance to Village Centre
- Cranbrook School Catchment Area







Approximate Gross Internal Area = 147.3 sq m / 1585 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID187454)



Energy Performance Certificate



Littlefield, Rye Road, Hawkhurst, CRANBROOK, TN18 5DW

Dwelling type: Detached bungalow
Date of assessment: 07 August 2015
Date of certificate: 07 August 2015
Reference number: 0738-6022-6298-5605-6944
Type of assessment: RdSAP, existing dwelling
Total floor area: 144 m²

Use this document to:

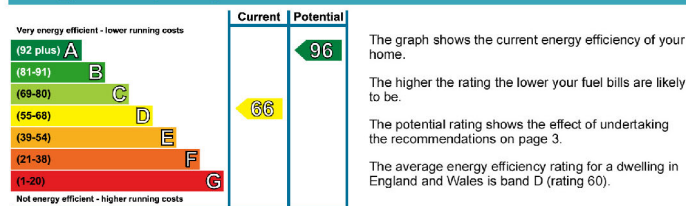
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,630
Over 3 years you could save	£ 984

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 273 over 3 years	£ 273 over 3 years	
Heating	£ 2,796 over 3 years	£ 2,133 over 3 years	
Hot Water	£ 561 over 3 years	£ 240 over 3 years	
Totals	£ 3,630	£ 2,646	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 246	✓
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 600	✓
3 Solar water heating	£4,000 - £6,000	£ 141	✓

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

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



SERVICES

Mains electricity, gas and water.

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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