

BIDDENDEN

KENT



Benenden Road Biddenden Kent TN27 8BY

Located on the outskirts of Biddenden, this versatile, detached family home sits well within its gardens and is enclosed with mature hedging and trees.

Outside, electric gates open onto the gravel drive which provides off road parking for several cars. The delightful gardens are laid predominantly to lawn interspersed with a number of mature trees and flowering shrubs, there are also areas of terrace, ideal for outside entertaining. Within the grounds there are a number of outbuildings including a greenhouse, a workshop, garden stores and a childrens' playhouse, 'Hedgehog Cottage'.

- Versatile Detached Family Bungalow
- Double Aspect Sitting Room
- Family/Dining Room
- Conservatory and Study
- Kitchen/Breakfast Room
- Master Bedroom with Ensuite
- Four Further Bedrooms
- Family Bathroom and Shower Room
- Delightful Gardens
- Various Outbuildings
- Off Road Parking
- Cranbrook School Catchment Area







Mile Post Cottage, Biddenden

Gross Internal Area : 200.4 sq.m (2157 sq.ft.)



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Energy Performance Certificate



Milepost Cottage, Benenden Road, Biddenden, ASHFORD, TN27 8BY

Dwelling type: Detached bungalow
 Date of assessment: 03 February 2016
 Date of certificate: 05 February 2016
 Reference number: B604-3174-0429-9006-2263
 Type of assessment: RuSAP, existing dwelling
 Total floor area: 195 m²

Use this document to:

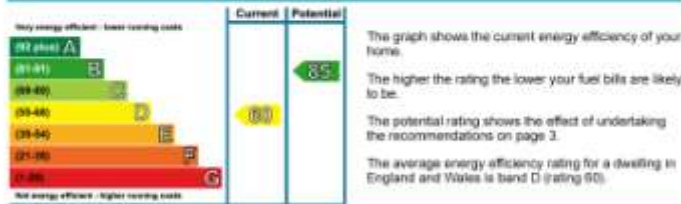
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,407
Over 3 years you could save:	£ 906

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 531 over 3 years	£ 294 over 3 years	
Heating	£ 3,309 over 3 years	£ 2,958 over 3 years	
Hot Water	£ 567 over 3 years	£ 279 over 3 years	
Totals	£ 4,407	£ 3,501	

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	£ 237	
2. Low energy lighting for all fixed outlets	£ 170	£ 222	
3. Replace boiler with new condensing boiler	£2,200 - £3,500	£ 292	

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.green-deal.gov.uk/learnmoreenergy or call 0300 123 1314 (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, water and drainage. Oil fired central heating.

Ashford Borough Council - Council Tax Band G

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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