

# HAWKHURST KENT





RYE ROAD, HAWKHURST, KENT TN18 5DW

## Spacious Detached Family Home with Views

Drawing Room \* Dining Room \* Sitting Room  
Stunning Kitchen/Breakfast Room \* Utility Room \* Cloakroom

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Master Bedroom with Ensuite \* Five Further Bedrooms  
Family Bath and Shower Room \* W.C.

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Attic Study \* Attic Games Room

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Gardens \* Detached Double Garage \* Off Road Parking

### Harpers and Hurlingham

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This spacious detached family home is located on the outskirts of the village of Hawkhurst and enjoys far reaching countryside views.

Presented in immaculate order throughout, the house was built in 1939 and has been extensively extended in recent years. The accommodation consists of a double aspect drawing room with log burning stove and doors opening onto an elevated terrace, a double aspect sitting room with doors opening to a terrace, a dining room with log burning stove, a stunning kitchen/breakfast room, a utility room and a cloakroom on the ground floor.

On the first floor there is a double aspect master bedroom with ensuite shower room, five further bedrooms, a family bath and shower room and a separate w.c. A staircase leads to the attic where there is a study and a games room.

Outside, electric gates open onto the drive which leads to the double garage and onto the front door. Lawn borders the drive to one side with mature well stocked flower and shrub beds bordering the drive to the other side. Terracing to the rear of the property create an ideal space for outside entertaining. The garden is laid predominantly to lawn bordered with mature hedging with hedging dividing the garden to provide a separate area where there is an above ground swimming pool, pool house and terrace.

This stunning property is located within the much sought after Cranbrook School Catchment Area.

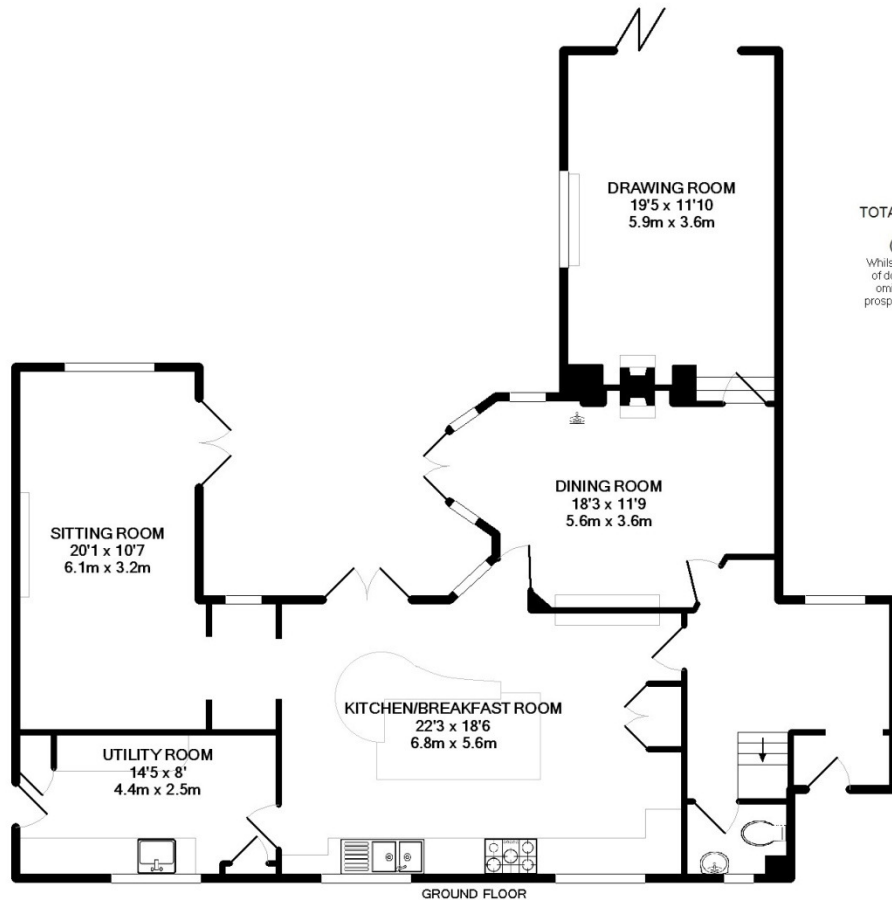


Located on the outskirts of the village of Hawkhurst with all its amenities including a butcher, two supermarkets, chemist, cinema, florist and various restaurants. A short drive away is the larger town of Cranbrook which provides a good variety of shops, banks, supermarket and sports centre.

Nearby Bedgebury Pinetum and Bewl Water provide excellent leisure facilities.

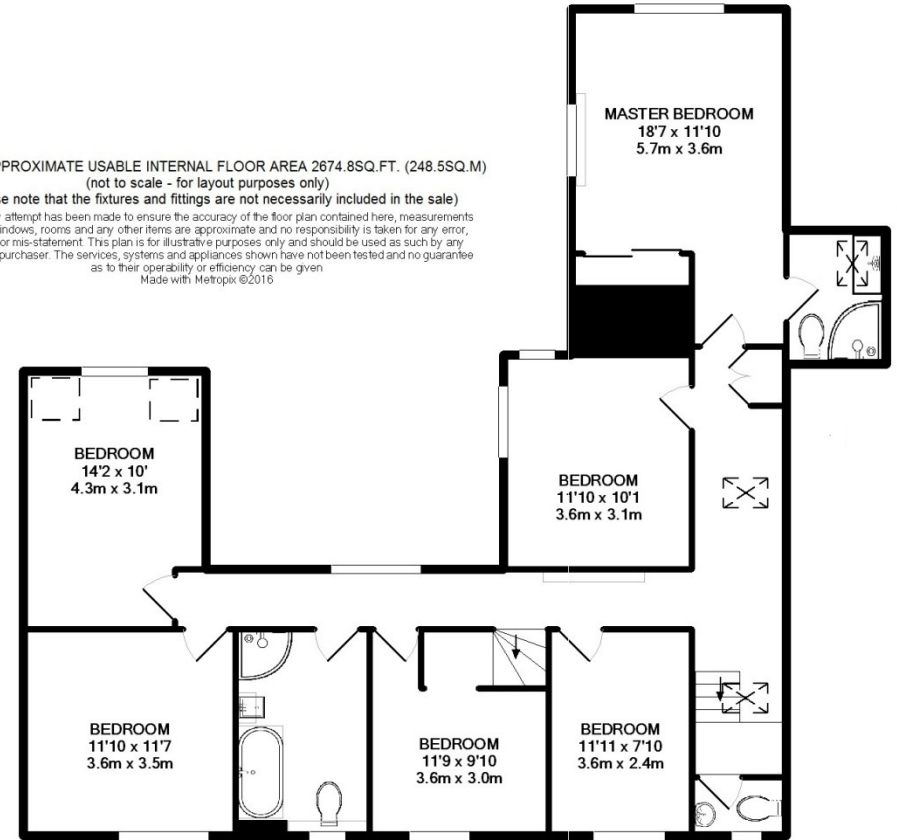
In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, Sutton Valence and Dulwich Prep School. In addition there are well regarded primary schools in each of the villages with a number of Grammar Schools in the general locality.

Mainline Rail Services are available from Staplehurst into London Cannon Street and Charing Cross.

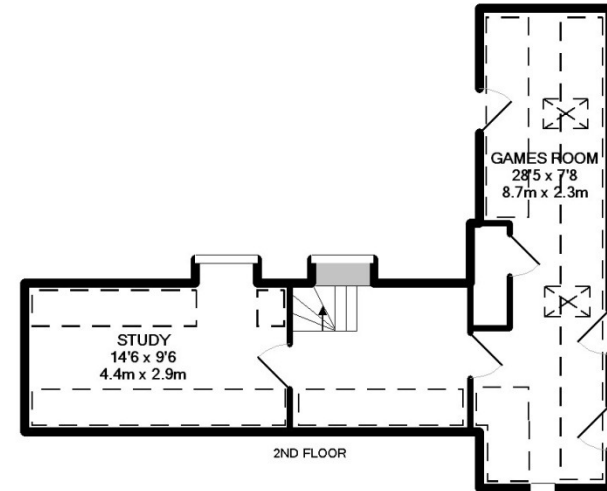


GROUND FLOOR

TOTAL APPROXIMATE USABLE INTERNAL FLOOR AREA 2674.8SQ.FT. (248.5SQ.M)  
 (not to scale - for layout purposes only)  
 (please note that the fixtures and fittings are not necessarily included in the sale)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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1ST FLOOR



2ND FLOOR

Mains electricity, gas, water and drainage.

Tunbridge Wells Borough Council - Council Tax Band F

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

**Energy Performance Certificate**

Brans Bank, Rye Road, Hawkhurst, CRANBROOK, TN18 5DW

Dwelling type: Detached house Reference number: 0748-2834-7073-6526-2261  
 Date of assessment: 24 March 2016 Type of assessment: RoSAP: existing dwelling  
 Date of certificate: 24 March 2016 Total floor area: 311 m<sup>2</sup>

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:	£ 6,363
Over 3 years you could save:	£ 1,329

Estimated energy costs of this home

Lighting	Current costs	Potential costs	Potential future savings
Lighting	£ 482 over 3 years	£ 360 over 3 years	£ 122 over 3 years
Heating	£ 5,409 over 3 years	£ 4,212 over 3 years	£ 1,197 over 3 years
Hot Water	£ 462 over 3 years	£ 462 over 3 years	£ 0 over 3 years
<b>Totals</b>	<b>£ 6,363</b>	<b>£ 5,034</b>	<b>You could save £ 1,329 over 3 years</b>

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**

Yearly energy efficient - lower running costs	Current	Potential
95 (A++)		
81 (A)		
69 (B)		
55 (C)		
44 (D)		
34 (E)		
21 (F)		
9 (G)		

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 4. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

**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 Cavity wall insulation	£500 - £1,500	£ 993	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 228	✓
3 Low energy lighting for all fixed outlets	£35	£ 108	✓

See page 4 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/moreenergy](http://www.direct.gov.uk/moreenergy) 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.





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