

# STAPLEHURST

KENT



## Staplehurst, Kent TN12 0BB

This charming farm workers' cottage is located in a convenient location with far reaching countryside views, in the village of Staplehurst.

Filled with light and presented in immaculate order throughout, the accommodation consists of a sitting/dining room with fireplace and doors to the garden and a double aspect fitted kitchen on the ground floor.

On the first floor there is a master bedroom enjoying the far reaching countryside views and a family bathroom. A staircase leads to a further attic double bedroom, again taking advantage of the stunning views.

Outside there is off road parking. The enclosed garden to the rear is laid predominantly to lawn with an area of terrace, a decked area, mature well stocked flower borders and a number of raised vegetable beds. The garden adjoins open fields. There is also an attached garden store.

This charming cottage is located within the much sought after Cranbrook School Catchment Area and is walking distance to the mainline station.

- Charming Cottage with Views
- Sitting/Dining Room with Log Burner
- Fitted Kitchen
- Master Bedroom
- Further Double Bedrooms
- Good Size Garden and Parking
- Walking Distance to Mainline Station
- Cranbrook School Catchment Area

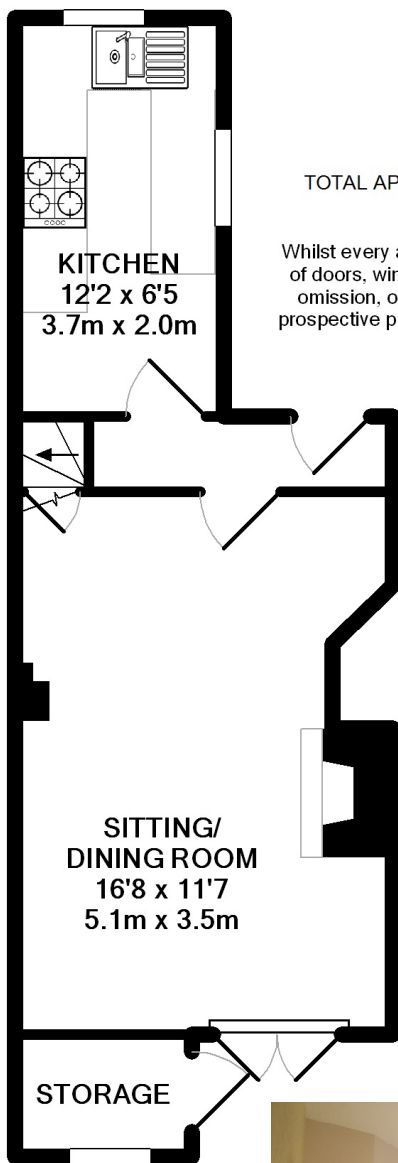










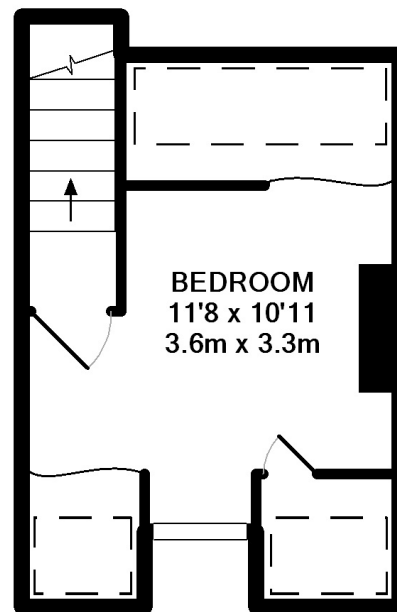
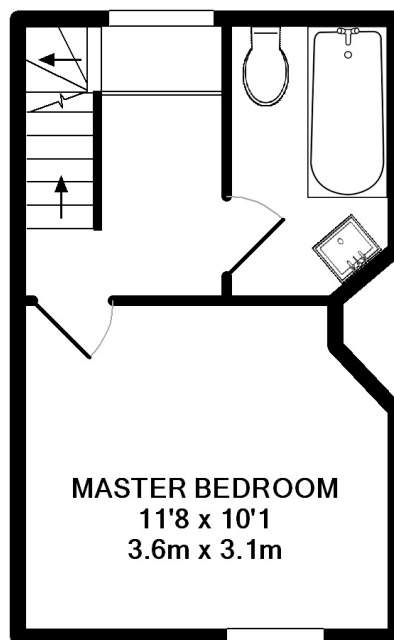


TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (excluding store) 637.2SQ.FT. (59.2SQ.M)  
(not to scale - for layout purposes only)

(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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# Energy Performance Certificate



47, Bell Lane, Staplehurst, TONBRIDGE, TN12 0BB

Dwelling type: Mid-terrace house  
Date of assessment: 19 November 2013  
Date of certificate: 20 November 2013  
Reference number: 8527-7429-0759-3571-8992  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 65 m²

## Use this document to:

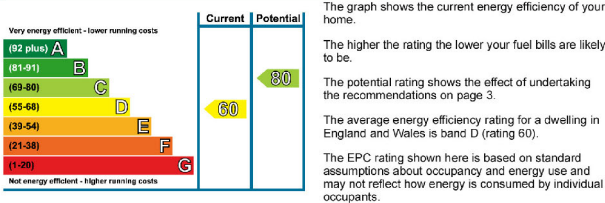
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

|   |         |
|---|---------|
| Estimated energy costs of dwelling for 3 years: | £ 2,238 |
| Over 3 years you could save                     | £ 402   |

| Estimated energy costs of this home |                      |                      |                                   |
|-------------------------------------|----------------------|----------------------|-----------------------------------|
|                                     | Current costs        | Potential costs      | Potential future savings          |
| Lighting                            | £ 120 over 3 years   | £ 120 over 3 years   |                                   |
| Heating                             | £ 1,851 over 3 years | £ 1,515 over 3 years |                                   |
| Hot Water                           | £ 267 over 3 years   | £ 201 over 3 years   |                                   |
| Totals                              | £ 2,238              | £ 1,836              | You could save £ 402 over 3 years |

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



| 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 Flat roof insulation   | £850 - £1,500    | £ 72                         | ✓                         |
| 2 Cavity wall insulation   | £500 - £1,500    | £ 60                         | ✓                         |
| 3 Internal or external wall insulation                                   | £4,000 - £14,000 | £ 69                         | ✓                         |

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.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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## SERVICES

Mains electricity, gas, water and drainage.

There is a right of way across the back garden for the neighbour.

Maidstone Borough Council - Council Tax Band C

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



**H&H**  
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