

SANDHURST

KENT



Back Lane Sandhurst Kent TN18 5JS

In need of total renovation and with the potential to extend subject to the necessary planning permission, this unlisted barn is on the market for the first time in nearly 70 years. Occupying a stunning rural setting surrounded by countryside the barn is within walking distance of the centre of the sought after village of Sandhurst.

The accommodation consists of an entrance hall, drawing room with bay window and fireplace, sitting room, dining room, conservatory, kitchen and utility/cloakroom on the ground floor.

On the first floor there are three bedrooms and a family shower room.

Situated at the end of a track there is off road parking and access to the double garage. The gardens and grounds amount to approximately 2 acres.

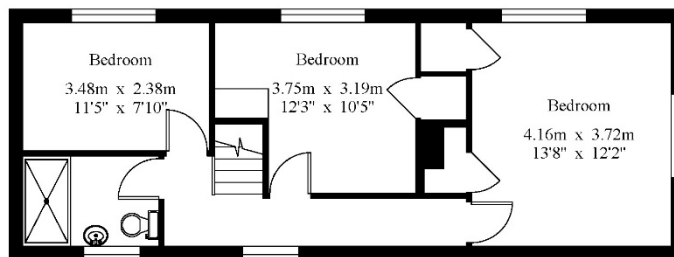
- Unlisted Barn for Total Renovation
- Drawing Room with Bay Window
- Double Aspect Sitting Room
- Dining Room and Conservatory
- Kitchen with Aga, Utility/Cloakroom
- Three Bedrooms, Shower Room
- Workshop
- Garage and Garden Store
- Garden and Grounds Approx. 2 Acres
- Cranbrook School Catchment Area



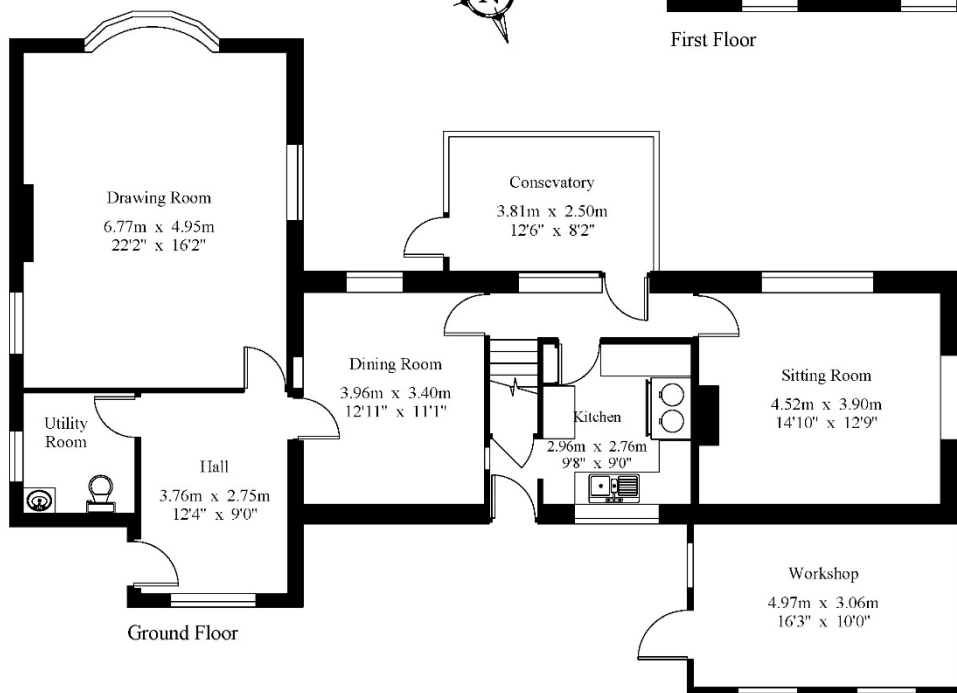
Apple Barn

Gross Internal Area : 158.4 sq.m (1705 sq.ft.)

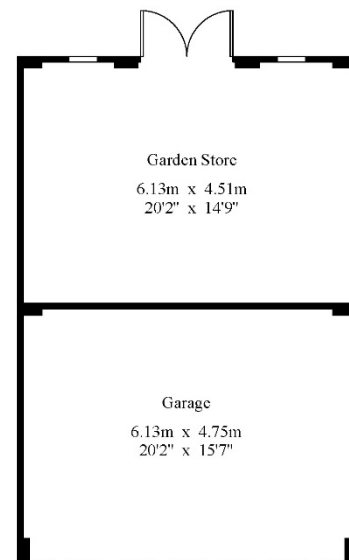
(Excluding Workshop of 15.2 sqm - 163 sqft)



First Floor



Ground Floor



Gross Internal Area : 57.3 sq.m (616 sq.ft.)

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Energy Performance Certificate



Apple Barn, Back Road, Sandhurst, CRANBROOK, TN18 5JS

Dwelling type: Detached house
 Date of assessment: 09 October 2017
 Date of certificate: 09 October 2017
 Reference number: 9358-2841-7001-9303-4965
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 145 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

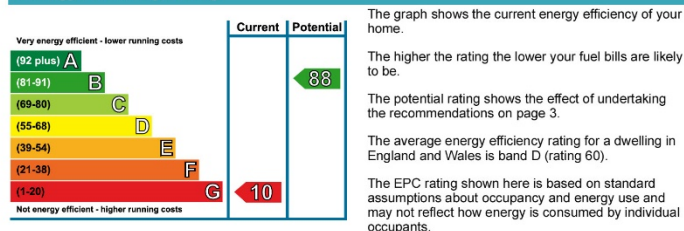
Estimated energy costs of dwelling for 3 years:	£ 7,632
Over 3 years you could save	£ 5,220

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 474 over 3 years	£ 240 over 3 years	
Heating	£ 6,501 over 3 years	£ 1,935 over 3 years	
Hot Water	£ 657 over 3 years	£ 237 over 3 years	
Totals	£ 7,632	£ 2,412	

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 Increase loft insulation to 270 mm	£100 - £350	£ 741	✓
2 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 792	✓
3 Cavity wall insulation	£500 - £1,500	£ 465	✓

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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



SERVICES

Mains electricity and water. Oil fired central heating. Private drainage.

A public footpath runs along the bottom of the field.

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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