

HAWKHURST

KENT



Gills Green, Hawkhurst Kent TN18 5ET

Tucked away, this detached chalet-style house is situated in the hamlet of Gills Green within the Cranbrook School Catchment Area. A Gardeners Delight, the mature walled garden once part of the Ellerslie Estate has been landscaped to incorporate a paved terrace and pond.

The flexible family accommodation consists of an entrance hall, sitting/dining room with fireplace and doors to the garden, kitchen/breakfast room, utility/cloakroom, master bedroom with ensuite bathroom and study/bedroom on the ground floor.

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

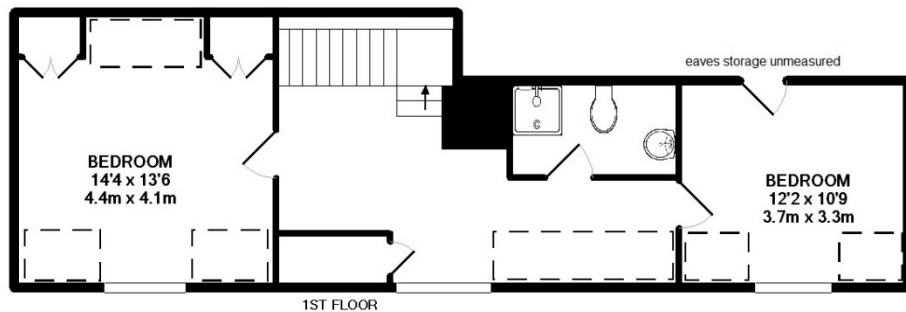
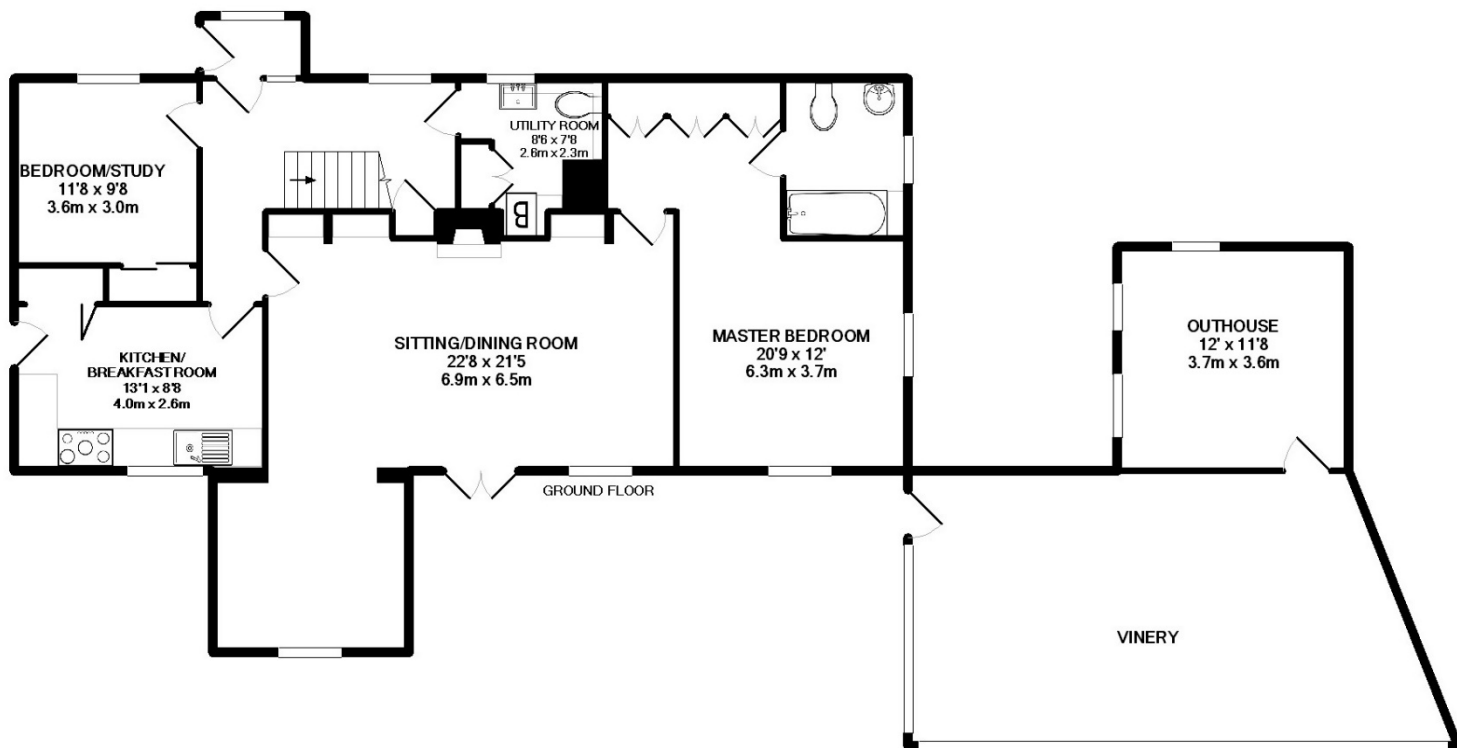
Outside the mature walled gardens have been landscaped incorporating a paved terrace, pond, rose and herbaceous borders and featuring a magnificent Vinery. The Vinery still houses productive grape vines and built into the brick wall at the rear is a useful outhouse. A Gravel Driveway leads to the Garage and provides ample parking for several cars.

- Versatile Detached Family Home
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Utility/Cloakroom, Study/Bedroom
- Master Bedroom with Ensuite Bathroom
- Two Double Bedrooms, Shower Room
- Walled Garden, Vinery and Outhouse
- Garage and Off Road Parking
- Cranbrook School Catchment Area









TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (excluding Vinery and Outhouse) 1560.1SQ.FT. (145SQ.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



Hartland, Gills Green, CRANBROOK, TN18 5ET

Dwelling type: Detached bungalow

Date of assessment: 21 April 2013

Date of certificate: 21 April 2013

Reference number: 0745-2839-6145-9727-3551

Type of assessment: RdSAP, existing dwelling

Total floor area: 161 m²

Use this document to:

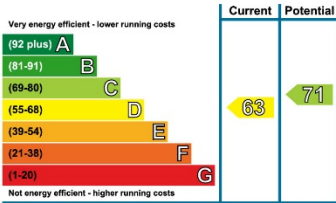
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,188
Over 3 years you could save	£ 183

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 243 over 3 years	
Heating	£ 3,393 over 3 years	£ 3,402 over 3 years	
Hot Water	£ 552 over 3 years	£ 360 over 3 years	
Totals	£ 4,188	£ 4,005	

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



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 3.

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

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 183
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 741

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.

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SERVICES

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

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.



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