

HAWKHURST KENT





HEARTENOAK ROAD, HAWKHURST
KENT TN18 5EU

Versatile, Spacious Detached Family Home

Entrance Hall/Reception Room * Drawing Room * Sitting Room
Dining Room * Kitchen/Breakfast Room * Utility Room * Cloakroom
Double Bedroom * Bathroom

Four Double Bedrooms (One Ensuite)
Family Bath and Shower Room

Garden and Orchard Approximately 1.7 Acres
Summer House * Swimming Pool * Double Garage
Garage * Garden Store

Cranbrook School Catchment Area

Harpers and Hurlingham
The Corner House
Stone Street
Cranbrook
Kent
TN17 3HE

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Set in delightful gardens, this spacious, detached family home offers comfortable, versatile accommodation. Built in the 1930s with a later addition the property is located on the outskirts of the Wealden village of Hawkhurst, within walking distance of Bedgebury Forest and The Great House, gastropub.

The accommodation consists of an entrance hall with reception room, a double aspect drawing room with doors to the garden and a log burning stove, double aspect sitting room with fireplace, dining room with butler's cupboard, kitchen/breakfast room, utility room, double bedroom, bathroom and cloakroom on the ground floor.

On the first floor there are four double bedrooms, three are double aspect, three have built-in wardrobes and one has an ensuite shower room, there is also a family bath and shower room.

Outside the drive sweeps past the double garage to the front of the house. The garden to the front is laid to lawn with a paved terrace and further textured areas with flower beds, shrubs and mature trees. A path leads to a paved terrace to the side of the house which houses the swimming pool, with the flower and shrub beds a continuing theme. A summer house and changing rooms overlook the pool and terrace. Adjoining the terrace is a further area of lawn which then leads through to the area of orchard and meadow which is approximately one acre. Within the garden there is a further garage and a garden store with a boiler/pump house attached to the property.

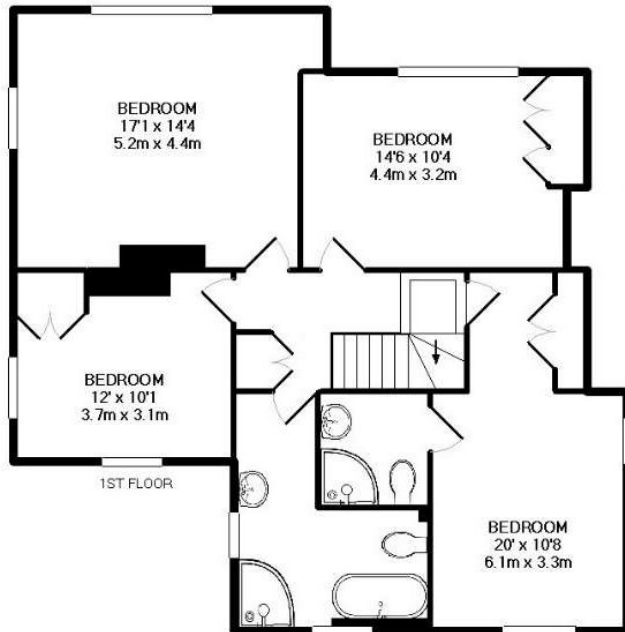
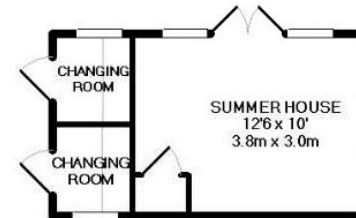
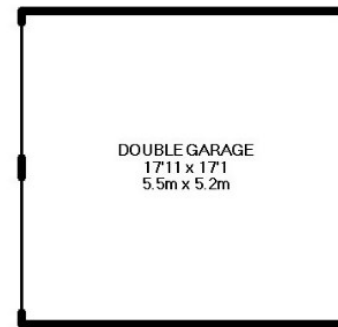
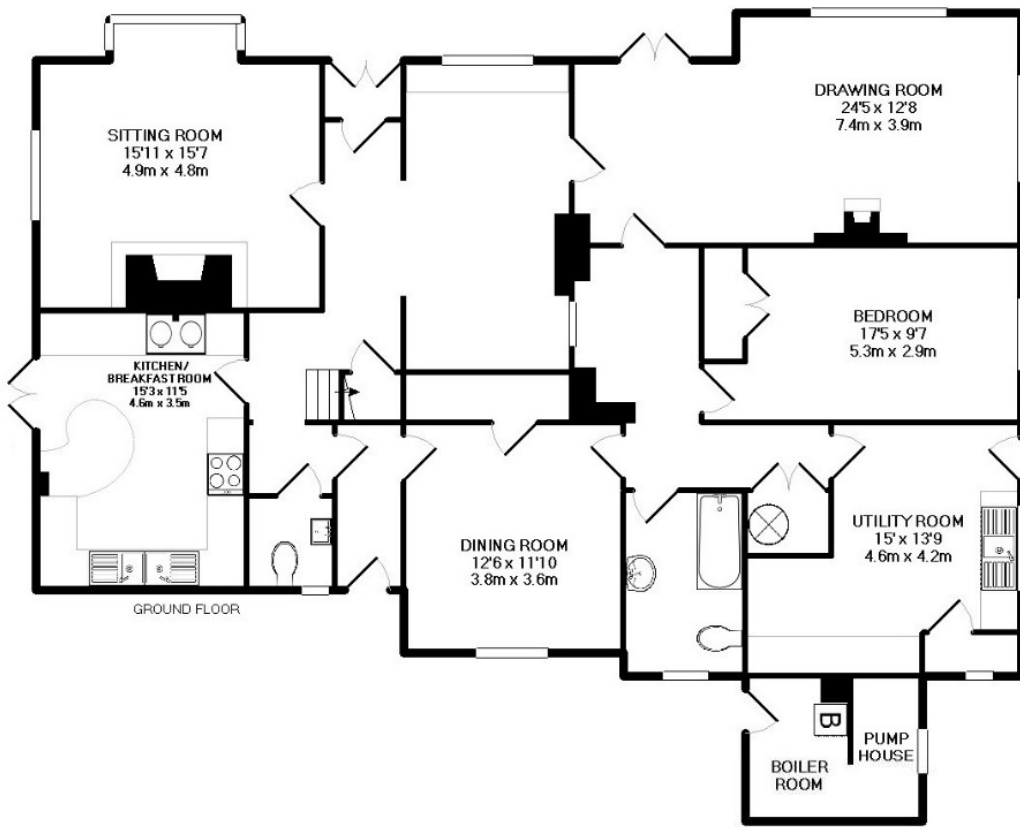
This charming property is located within the much sought after Cranbrook School Catchment Area.



Located on the outskirts of the village of Hawkhurst, within walking distance of a popular gastropub, The Great House and a garden centre.

Nearby Hawkhurst offers a selection of shops including a Chemist, Butcher/Provision Store, Florist, Bakers, Hairdressers, Post Office, Petrol Station, Local Supermarkets, a few Restaurants and Take-Aways and an "Art" Cinema to name but a few.

Hawkhurst is situated within easy driving distance to the A21 which provides access to the M25 and motorways both North and South bound. Mainline Station at Staplehurst with services to London Bridge, Charing Cross and Cannon Street.



TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (excluding boiler/pump house and outbuildings) 2552.1SQ.FT. (237.1SQ.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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SERVICES

Mains electricity, gas, water and drainage.

A covenant exists on the property prohibiting the erection of a building within 20ft of Heartenoak Road.

Tunbridge Wells 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.

Energy Performance Certificate

Little Orchard, Heartenoak Road, Hawkhurst, CRANBROOK, TN18 5EU

Dwelling type: Detached house Reference number: 6500-1845-2623-9897-2763
 Date of assessment: 14 March 2018 Type of assessment: EPC/4 - existing dwelling
 Date of certificate: 14 March 2018 Total floor area: 280 sqm

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: £ 7,626
Over 3 years you could save: £ 2,709

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 750 over 3 years	£ 378 over 3 years	
Heating	£ 6,300 over 3 years	£ 4,170 over 3 years	
Hot Water	£ 561 over 3 years	£ 363 over 3 years	
Totals	£ 7,626	£ 4,897	

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

You are energy efficient - lower energy costs

Current: Potential:

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 62). 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 Increase loft insulation to 270 mm	£100 - £300	£ 108
2 Cavity wall insulation	£200 - £1,500	£ 400
3 Floor insulation (suspended floors)	£900 - £1,200	£ 300

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-guidance or call 0300 123 1234 (outside national rate). The Green Deal may enable you to finance your home repairs and improve its energy efficiency.

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