

FRITTENDEN, KENT



GRANDSHORE LANE, FRITTENDEN, KENT TN17 2DA

Stunning Unlisted Converted Oast

Open-plan Sitting/Dining Room/Study Area * Roundel Kitchen

Master Bedroom with Ensuite * Three Further Double Bedrooms
Family Bathroom

Garden and Paddock Approximately 0.95 Acres
Detached Two Bay Cart Lodge and Garage * Off Road Parking

Cranbrook School Catchment Area

Recently renovated, this stunning converted oast has an 'upside down' layout to take full advantage of the far reaching views. Part of a rural farm hamlet, the oast is located on the outskirts of the much sought after village of Frittenden.

Presented in immaculate order throughout the accommodation consists of a roundel master bedroom with ensuite shower room, three further double bedrooms and a family bathroom on the ground floor.

Taking advantage of the views, the open-plan sitting/dining room/study area and roundel kitchen are situated on the first floor.

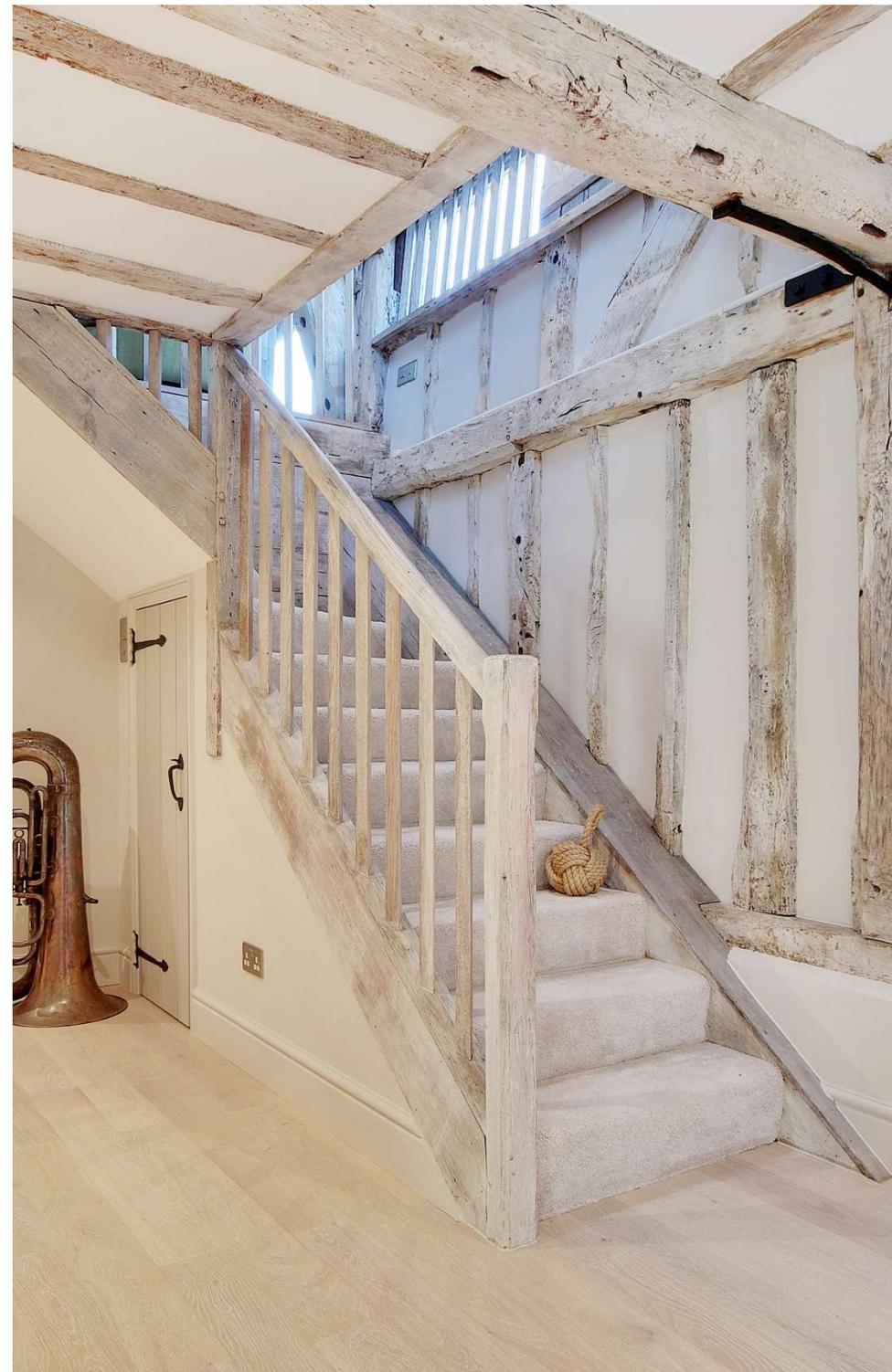
A meandering drive leads to the detached two bay cart lodge and garage and provides ample off road parking. The oast sits in just under an acre of garden and paddock with an area of woodland and a natural pond.

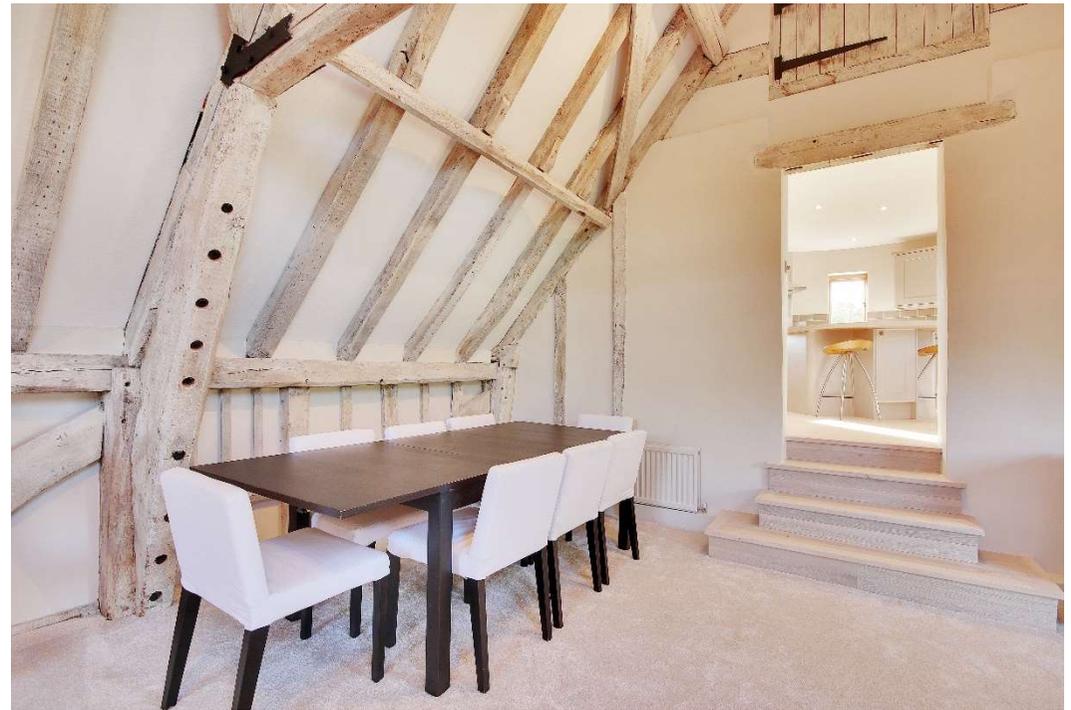
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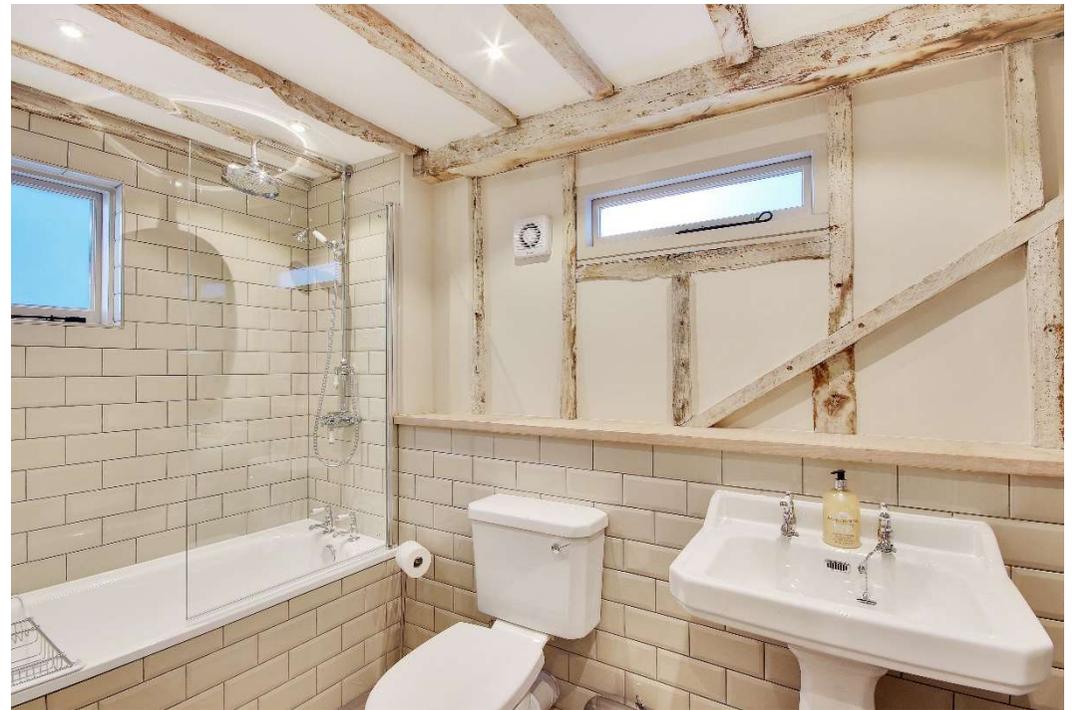




The property is located on the outskirts of the popular village of Sissinghurst with its village store, restaurants, cricket club, church, primary school, and Castle Gardens and the much sought after town of Cranbrook, one of the most picturesque small towns in the Weald, renowned for its eclectic mix of shops, cafe's, restaurants, boutiques etc. Dominating the town is the stone church known locally as "The Cathedral of the Weald". A variety of social clubs offer a range of interesting activities.

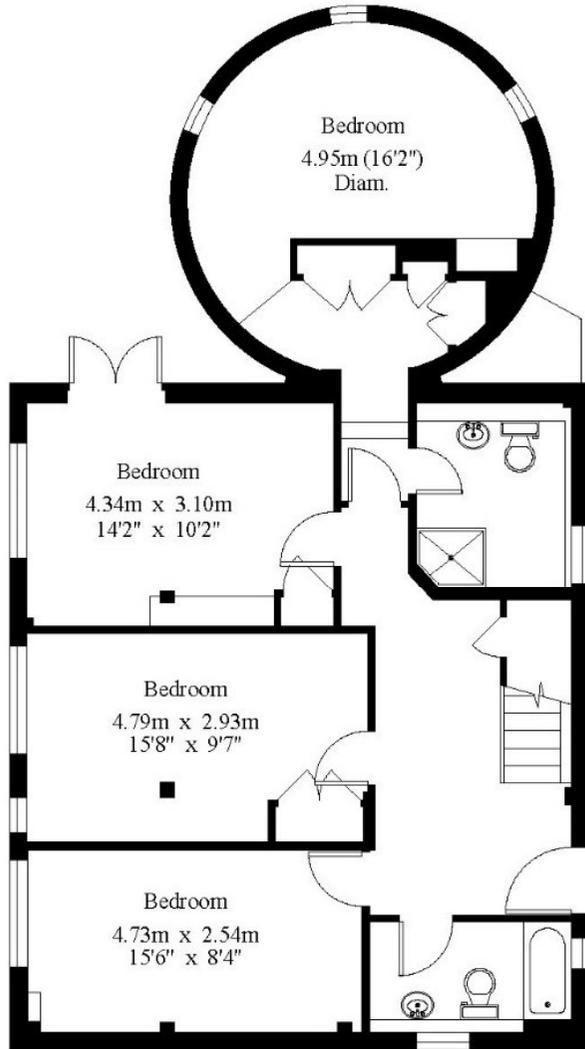
In addition to Cranbrook School, there are other excellent schools in the area, namely Bethany, Benenden School, Marlborough House, St Ronans, Angley and Dulwich Prep School.

The A21 offers excellent links to the Motorways heading North and South. The Mainline station at nearby Staplehurst offers trains to London Bridge, Charing Cross and Cannon Street.

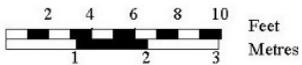


Great Wadd Oast

Gross Internal Area : 157.3 sq.m (1693 sq.ft.)

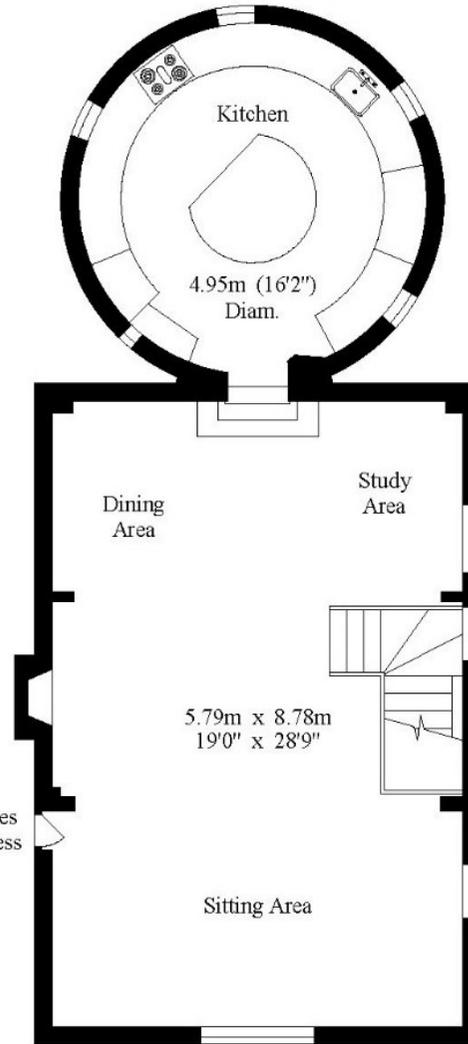


Ground Floor



For Identification Purposes Only.

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First Floor

Energy Performance Certificate

Great Wadd Oast House, Waller Hill, Frittenden, CRANBROOK, TN17 2DA

Dwelling type: Detached bungalow Reference number: 8478 7320 2189-1545-6926
 Date of assessment: 25 October 2018 Type of assessment: RDS/EP-existing dwelling
 Date of certificate: 25 October 2018 Total floor area: 140 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:	£ 2,586
Over 3 years you could save	£ 336

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 249 over 3 years	
Heating	£ 1,977 over 3 years	£ 1,794 over 3 years	You could save £ 336 over 3 years
Hot Water	£ 360 over 3 years	£ 237 over 3 years	
Totals	£ 2,586	£ 2,260	

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

Very energy efficient - lower heating costs	Current	Potential	Very energy efficient - higher heating costs
A (93-100)	B3	B1	G (39-45)
B (81-92)			F (29-38)
C (69-80)			E (21-28)
D (55-68)			D (16-20)
E (39-54)			C (11-15)
F (29-38)			B (6-10)
G (39-45)			A (1-5)

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 also takes into account 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. Floor insulation (solid floor)	£4,000 - £5,000	£ 120
2. Solar water heating	£4,000 - £6,000	£ 120
3. Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 900

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 (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 and water. Oil fired central heating. Private drainage.

Four properties have a right of access over the lane.

Maidstone 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.



