

HAWKHURST, KENT



HORNS ROAD, HAWKHURST, KENT TN18 4QU

Striking Detached Family Home with Views

Entrance Hall * Sitting Room * Family Room * Conservatory * Dining Room
Kitchen/Breakfast Room * Utility Room * Cloakroom

Master Bedroom with Ensuite * Four Further Bedrooms
Family Bathroom * W.C.

Gardens Approximately 2 Acres * Tennis Court
Garage * Off Road Parking

Cranbrook School Catchment Area

Harpers and Hurlingham

The Corner House
Stone Street
Cranbrook
Kent
TN17 3HE

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Conveniently located on the outskirts of the village of Hawkhurst, where it enjoys stunning far reaching countryside views, this striking detached family home is believed to date from the early 1920s.

The accommodation consists of an entrance hall, an inner hall, sitting room with fireplace, bay window and a door leading to a conservatory, a family room with bay window and log burning stove, dining room, split level kitchen/breakfast room with doors to the garden, utility room and cloakroom on the ground floor.

On the first floor there is a master bedroom with ensuite bathroom, built-in storage and bay window, four further bedrooms, one with bay window and one with a wash basin, a family bathroom and a separate w.c.

Outside a sweeping drive leads to the garaging and provides ample off road parking. The garden to the front is laid to lawn bordered with mature shrubs and hedgerow and a feature tree. To the rear the charming garden enjoys stunning views, is laid to lawn interspersed with mature trees and well stocked flower and shrub beds. A paved terrace is ideal for enjoying the views, there is also a hard court tennis court.

The property also benefits from being located within the much sought after Cranbrook School Catchment Area.

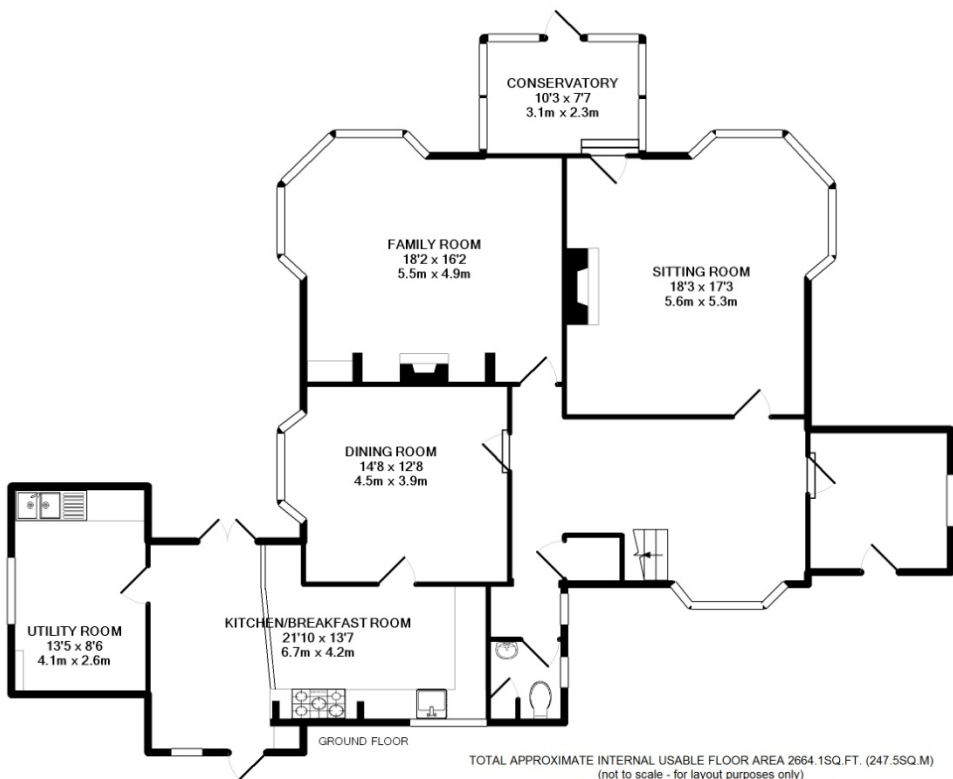


Situated on the outskirts of the village of Hawkhurst with all its amenities, including a butcher, two supermarkets, chemist, cinema, florist and various restaurants. A short drive away is the larger town of Cranbrook which provides a good variety of shops, banks, supermarket and sports centre.

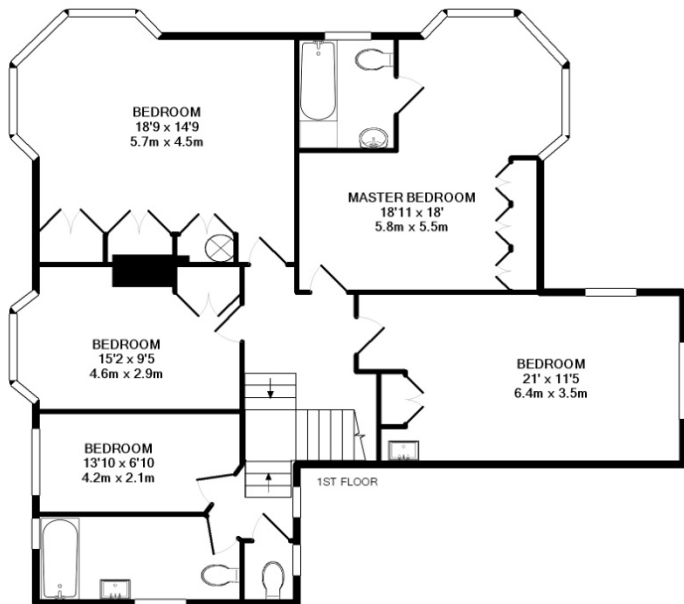
Nearby Bedgebury Pinetum and Bewl Water provide excellent leisure facilities.

As well as Cranbrook School there are many excellent private and state schools for children of all ages in the area including Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.

Mainline Rail Services are available from Staplehurst into London Cannon Street and Charing Cross or Etchingam or Stonegate into Charing Cross.



(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

HM Government

Buckhurst, Horns Road, Hawkhurst, CRANBROOK, TN18 4QU

Dwelling type: Detached house Reference number: 8693-7627-5030-9046-5966
 Date of assessment: 16 March 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 16 March 2017 Total floor area: 250 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: £ 9,447
 Over 3 years you could save £ 5,394

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 621 over 3 years	£ 324 over 3 years	
Heating	£ 8,052 over 3 years	£ 3,342 over 3 years	
Hot Water	£ 774 over 3 years	£ 387 over 3 years	
Totals	£ 9,447	£ 4,053	You could save £ 5,394 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

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92-100) A		88	
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(1-30) G		42	

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	Available with Green Deal
1. Increase loft insulation to 270 mm	£100 - £350	£ 231	Yes
2. Cavity wall insulation	£500 - £1,500	£ 2,070	Yes
3. Floor insulation (suspended floor)	£800 - £1,200	£ 456	Yes

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.

Page 1 of 4

Mains electricity, gas and water. Private drainage.

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.





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