

HAWKHURST KENT





HORNS ROAD, HAWKHURST
KENT TN18 4QT

Charming Detached Family Home with Views

Entrance Hall * Drawing Room * Sitting Room * Dining Room
Family Room * Garden Room * Kitchen/Breakfast Room
Shower Room * Cloakroom * Utility Room * Boiler Room

Master Bedroom * Three Double Bedrooms
Well-proportioned Single Bedroom * Two Bathrooms
Separate W.C.

Mature Garden * Swimming Pool * Tennis Court
Integral Garage * Garage * Garden Store

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, this spacious detached family home, dating from the 1920s with later additions, enjoys stunning far reaching views over its own gardens and the countryside beyond.

The versatile accommodation consists of a double aspect drawing room with fireplace, sitting room with door to the garden, spacious triple aspect family room with door to the garden, dining room with doors to the garden, garden room, double aspect kitchen/breakfast room, shower room, cloakroom, boiler room and utility room with door to the garden and leading to the integral garage.

On the first floor there is a master bedroom with built-in wardrobes, three further double bedrooms with wardrobes, a well-proportioned single bedroom, two bathrooms and a separate w.c.

Outside gates open onto a drive that sweeps through the front garden to the garaging and the front of the house. The front garden is laid predominantly to lawn with mature trees and well stocked flower and shrub borders. To the rear the delightful manicured gardens are host to a variety of flowers and shrubs, mature trees, lawn on tiers separated by semi-circular steps and an elevated paved terrace. Within the garden there is a grass tennis court, a swimming pool with pool house and a greenhouse.

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

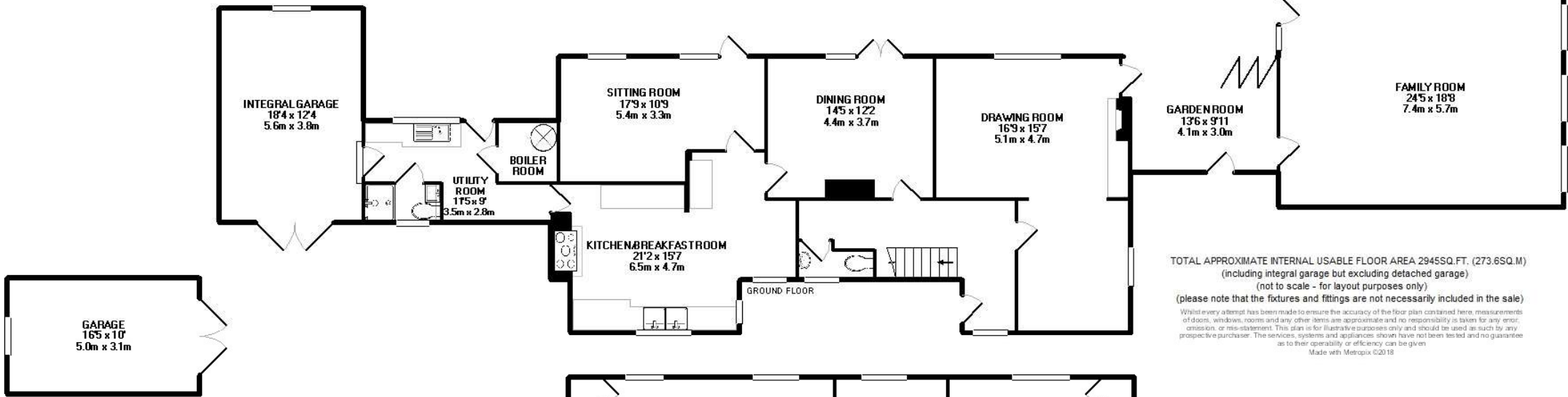


Situated on the outskirts of the village of Hawkhurst with all its amenities including a butcher, two supermarkets, chemist, cinema, florist and various restaurants. A short drive away is the larger town of Cranbrook which provides a good variety of shops, banks, supermarket and sports centre.

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.

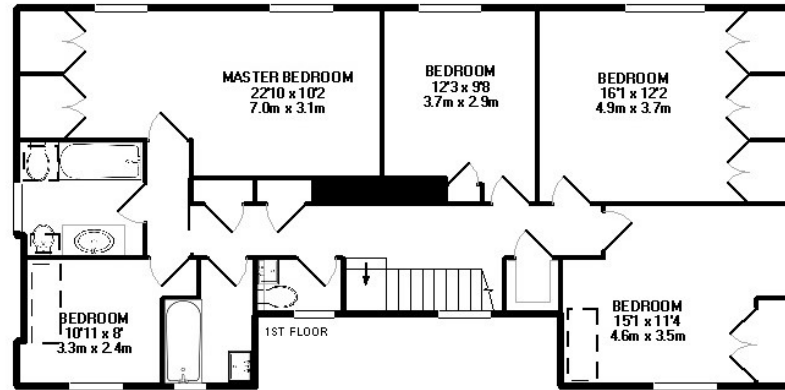


TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 2945SQ.FT. (273.6SQ.M)
 (including integral garage but excluding detached garage)
 (not to scale - for layout purposes only)
 (please note that the fixtures and fittings are not necessarily included in the sale)
 Whilst every attempt has been made to ensure 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.

Tunbridge Wells Borough Council - Council Tax Band H

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

Ilam House, Horns Road, Hawkhurst, CRANBROOK, TN18 4QT
 Dwelling type: Detached house Reference number: 2538-7089-7217-5678-0940
 Date of assessment: 27 March 2018 Type of assessment: RUSAP, existing dwelling
 Date of certificate: 27 March 2018 Total floor area: 269 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:	£ 5,022
Over 3 years you could save	£ 309

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 348 over 3 years	£ 348 over 3 years	
Heating	£ 4,263 over 3 years	£ 3,954 over 3 years	
Hot Water	£ 411 over 3 years	£ 411 over 3 years	
Totals	£ 5,022	£ 4,713	You could save £ 309 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

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 Floor insulation (solid floor)	£4,000 - £6,000	£ 312
2 Solar photovoltaic panels: 2.6 kWp	£5,000 - £8,000	£ 918
3 Wind turbine	£15,000 - £25,000	£ 1,728

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.



