

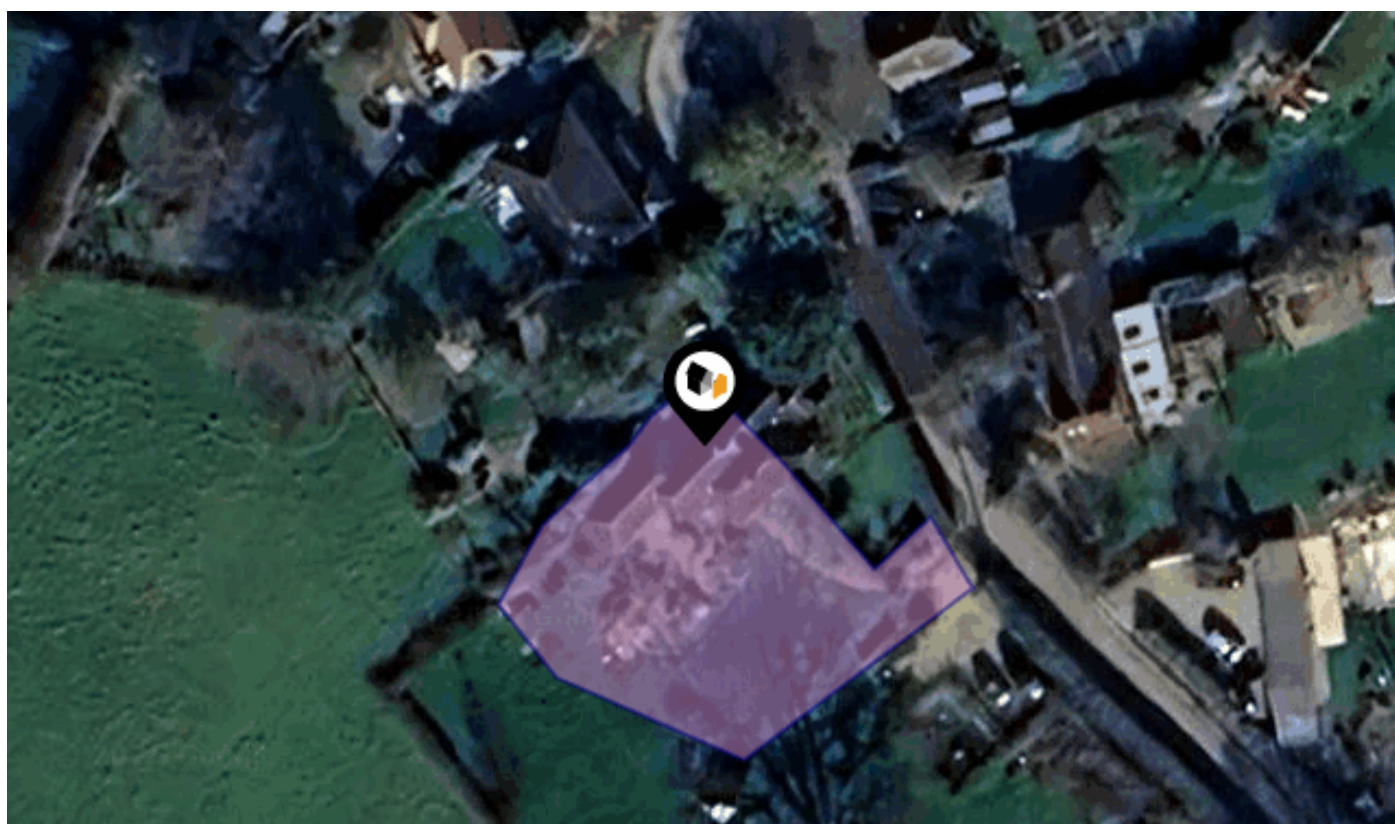


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 19th December 2025



ROGERS ROUGH ROAD, KILNDOWN, CRANBROOK, TN17

Guide Price : £895,000

Martin & Co Tunbridge Wells

11 Vale Road Tunbridge Wells Kent TN1 1BS

01892 543856

david.rogers@martinco.com

www.martinco.com/estate-agents-and-letting-agents/branch/tunbridge-wells





Property

Type:	Semi-Detached
Bedrooms:	3
Plot Area:	0.17 acres
Council Tax :	Band E
Annual Estimate:	£2,869
Title Number:	K711587

Guide Price:	£895,000
Tenure:	Freehold

Local Area

Local Authority:	Kent
Conservation Area:	Kilndown Conservation Area

Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

3 mb/s

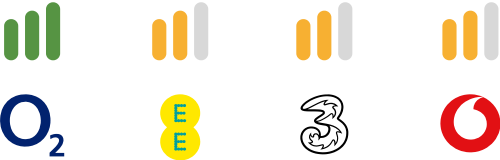


1800 mb/s



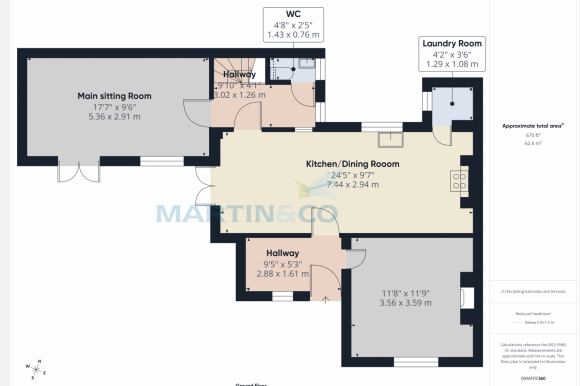
Mobile Coverage:

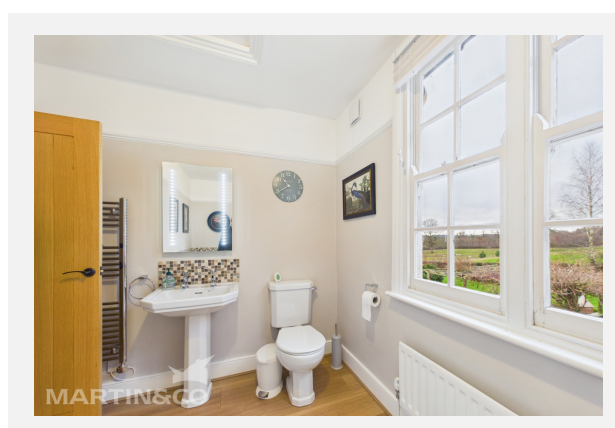
(based on calls indoors)



Satellite/Fibre TV Availability:





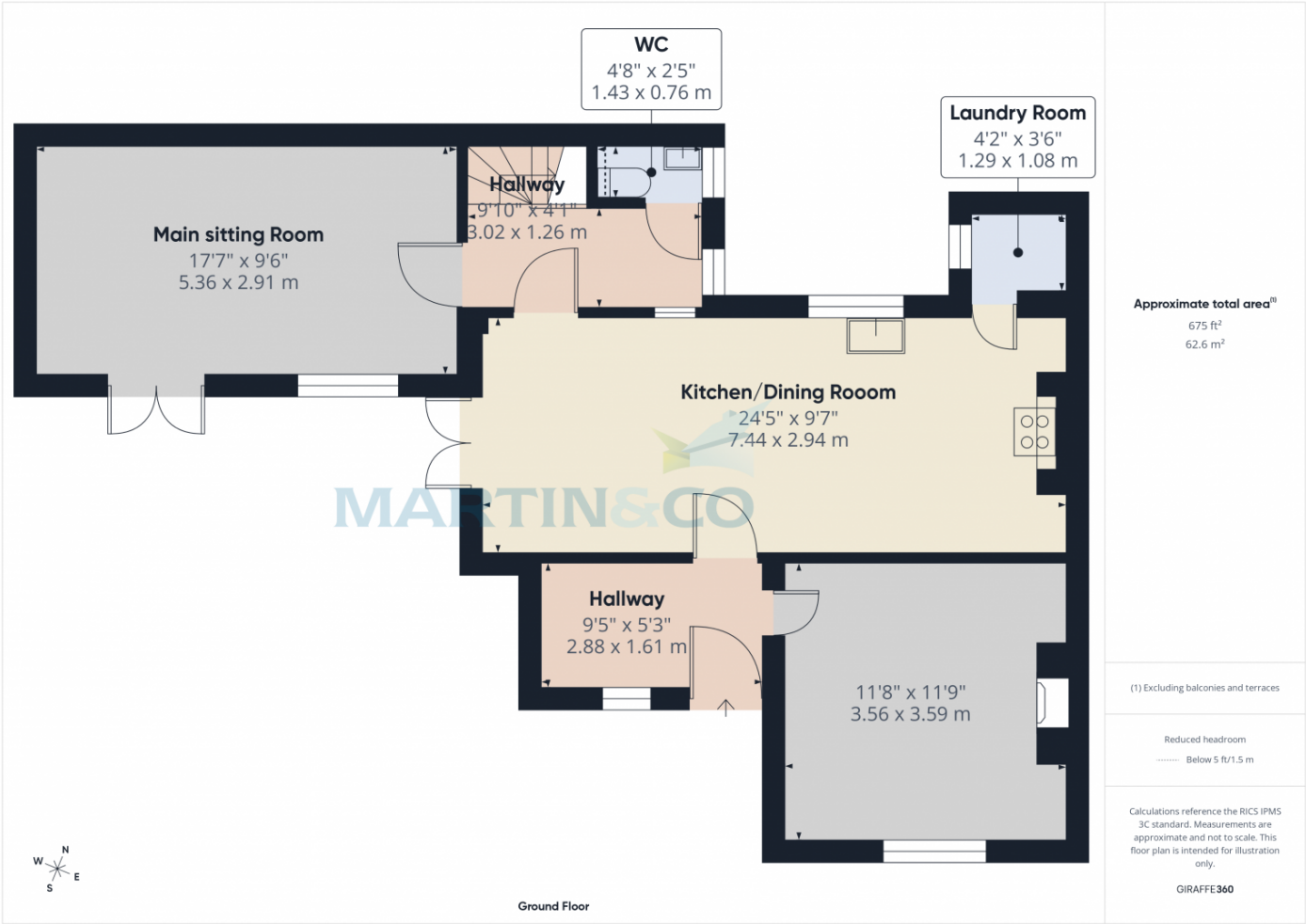




ROGERS ROUGH ROAD, KILNDOWN, CRANBROOK, TN17



ROGERS ROUGH ROAD, KILNDOWN, CRANBROOK, TN17



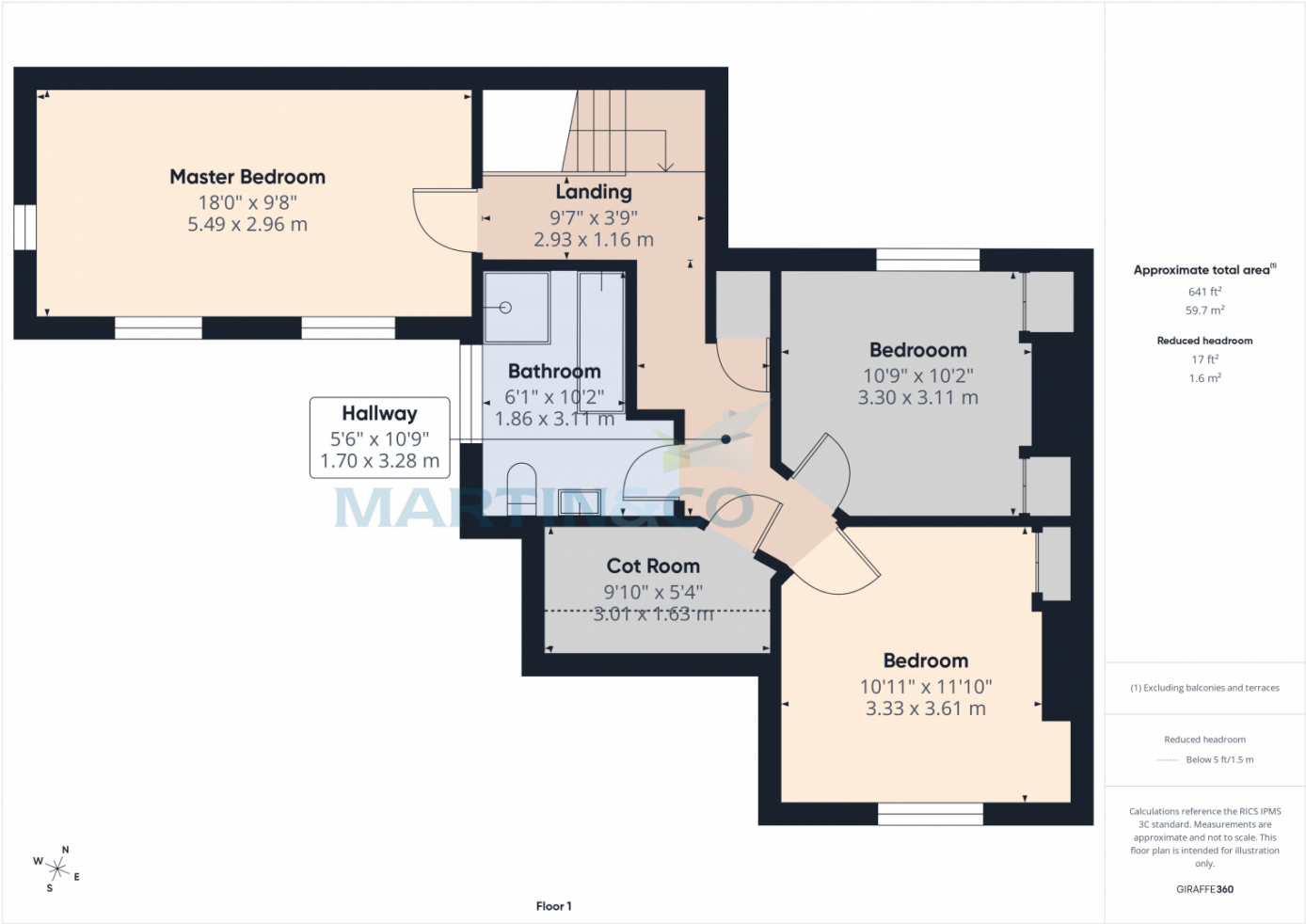
ROGERS ROUGH ROAD, KILNDOWN, CRANBROOK, TN17



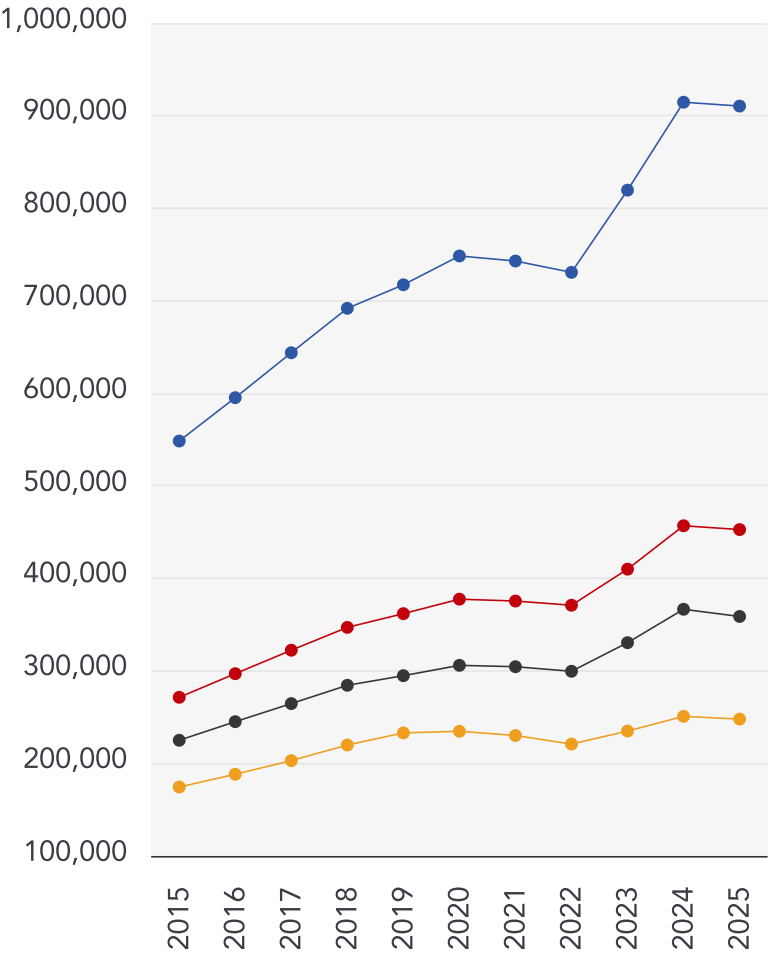
ROGERS ROUGH ROAD, KILNDOWN, CRANBROOK, TN17



ROGERS ROUGH ROAD, KILNDOWN, CRANBROOK, TN17



10 Year History of Average House Prices by Property Type in TN17



Detached

+66.01%

Semi-Detached

+66.77%

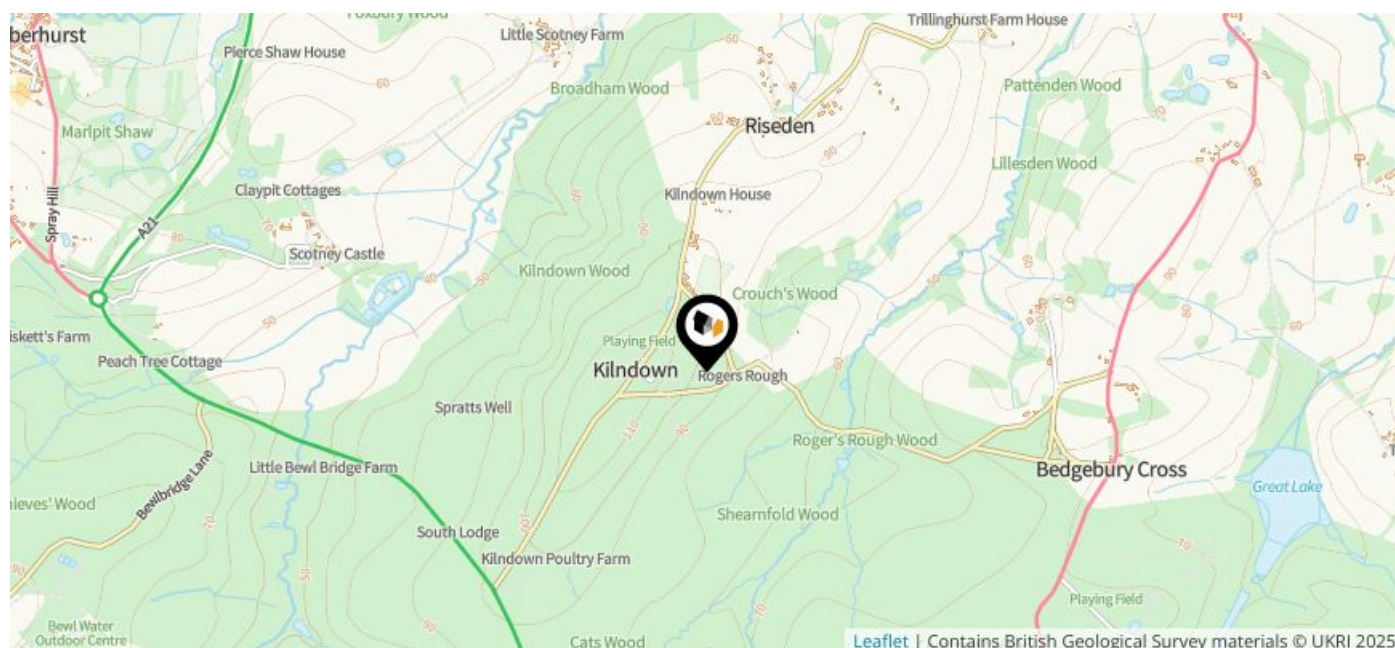
Terraced

+59.45%

Flat

+42.08%

This map displays nearby coal mine entrances and their classifications.



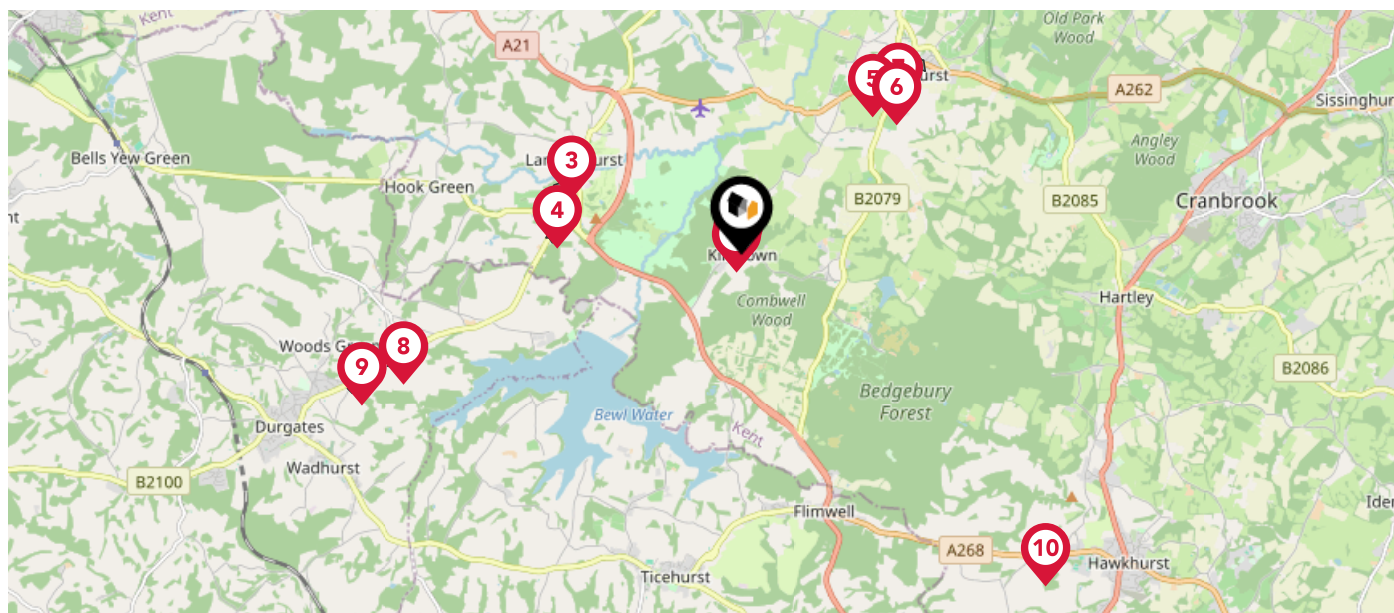
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

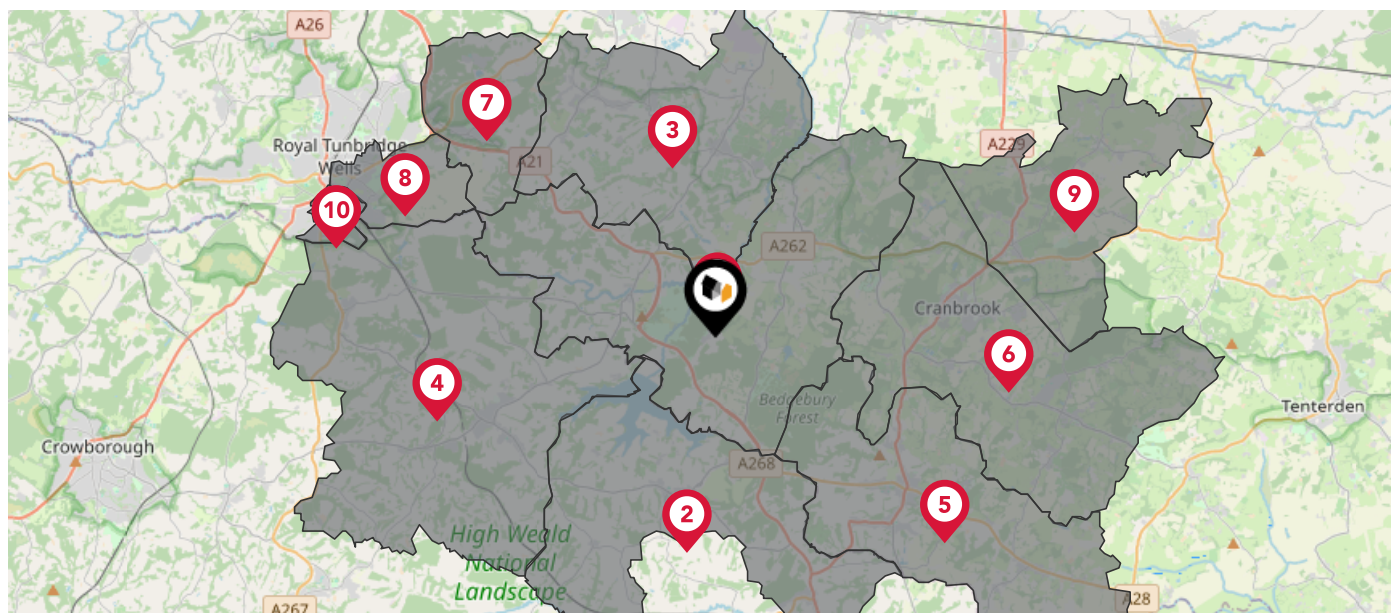
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Kilndown Conservation Area
- 2 Kilndown Conservation Area
- 3 Lamberhurst Conservation Area
- 4 Lamberhurst Down Conservation Area
- 5 Goudhurst Conservation Area
- 6 Goudhurst Conservation Area
- 7 Goudhurst Conservation Area
- 8 Cousley Wood
- 9 Pell Green
- 10 Hawkhurst Iddenden Green (Sawyers Green) Conservation Area

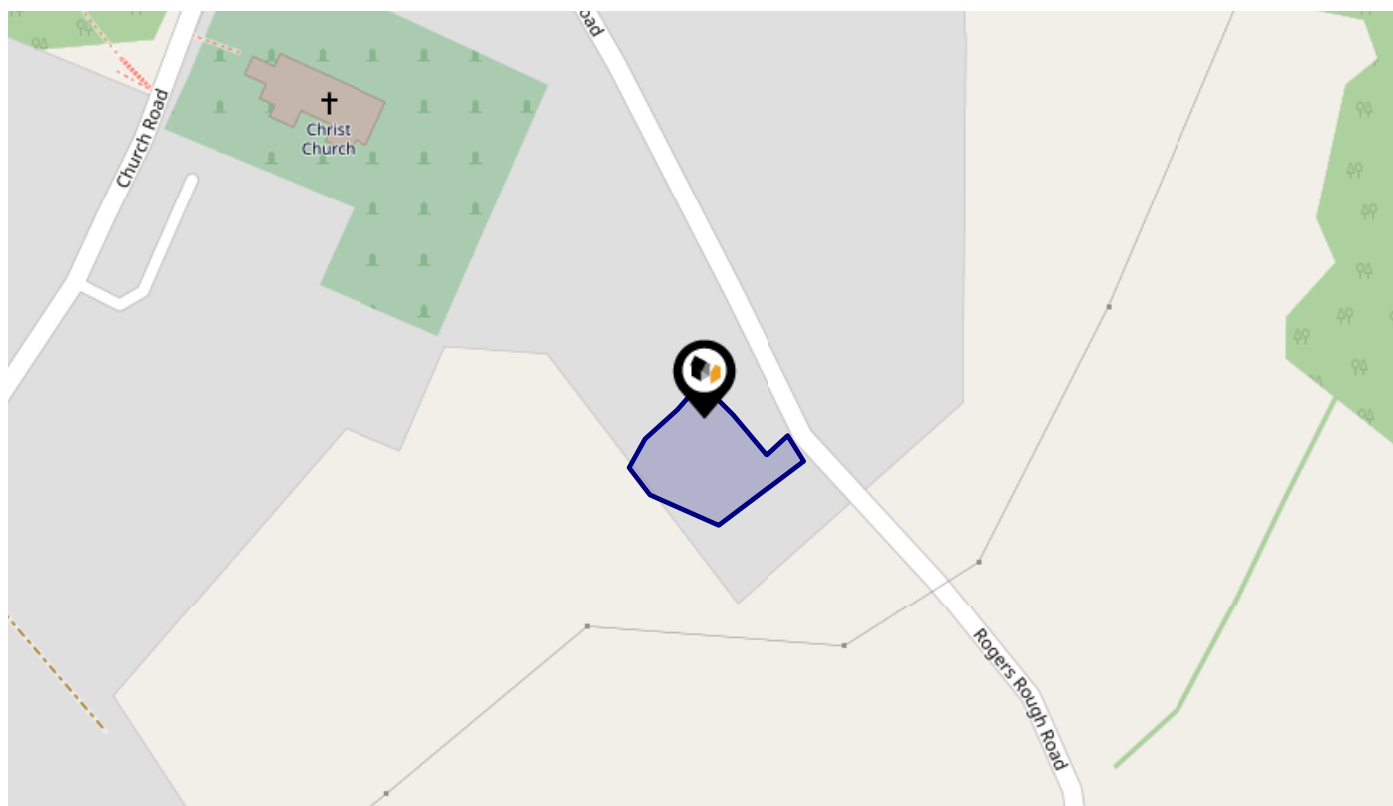
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Goudhurst and Lamberhurst Ward
- 2 Hurst Green & Ticehurst Ward
- 3 Brenchley and Horsmonden Ward
- 4 Frant & Wadhurst Ward
- 5 Hawkhurst and Sandhurst Ward
- 6 Benenden and Cranbrook Ward
- 7 Pembury Ward
- 8 Park Ward
- 9 Frittenden and Sissinghurst Ward
- 10 Pantiles and St. Mark's Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

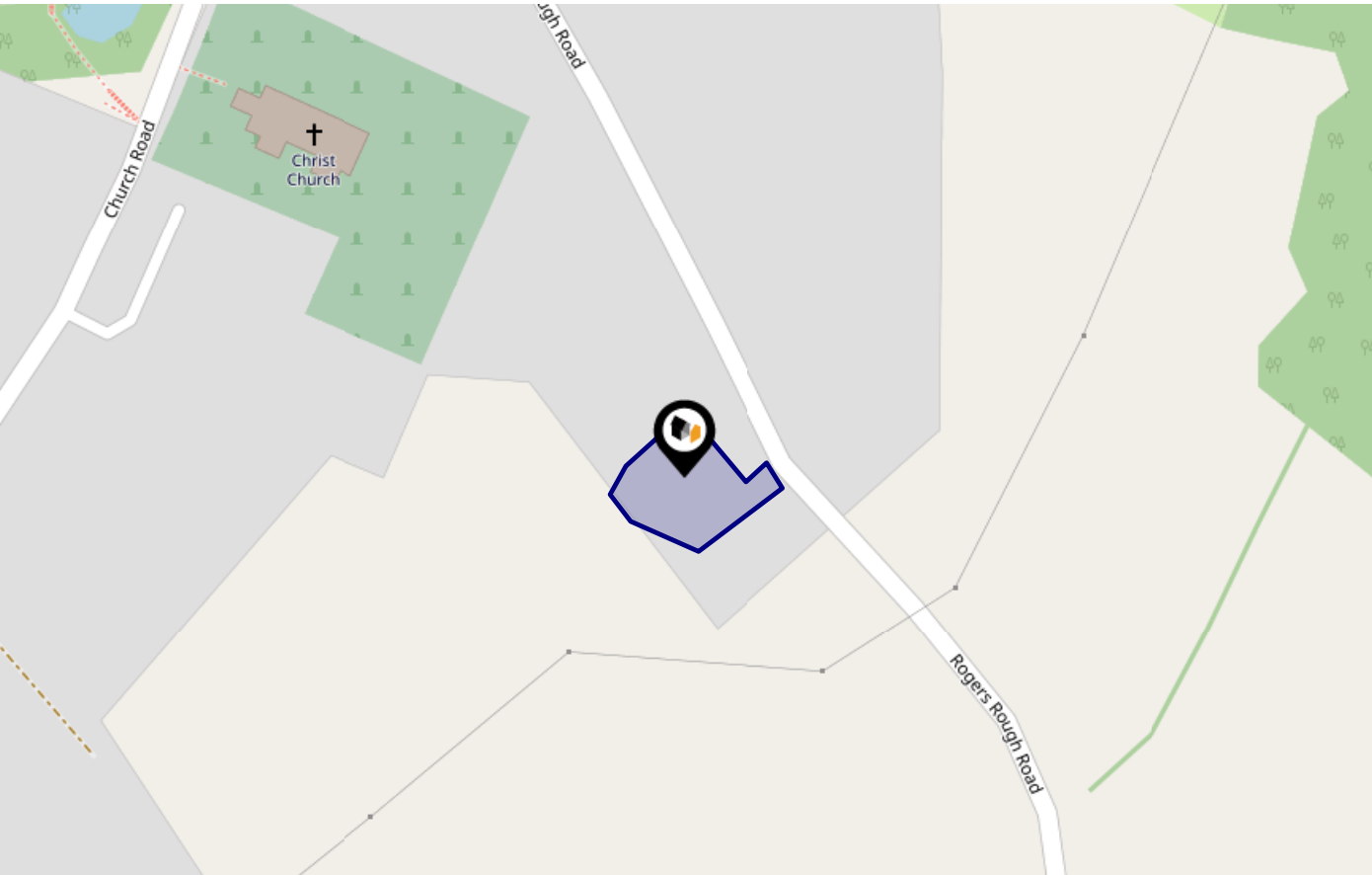
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	75.0+ dB	Red
4	70.0-74.9 dB	Orange
3	65.0-69.9 dB	Yellow
2	60.0-64.9 dB	Green
1	55.0-59.9 dB	Blue

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

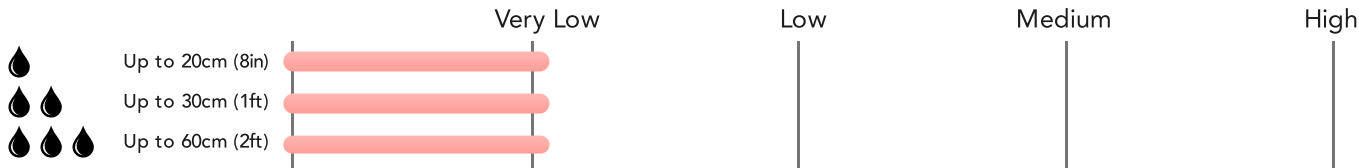


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

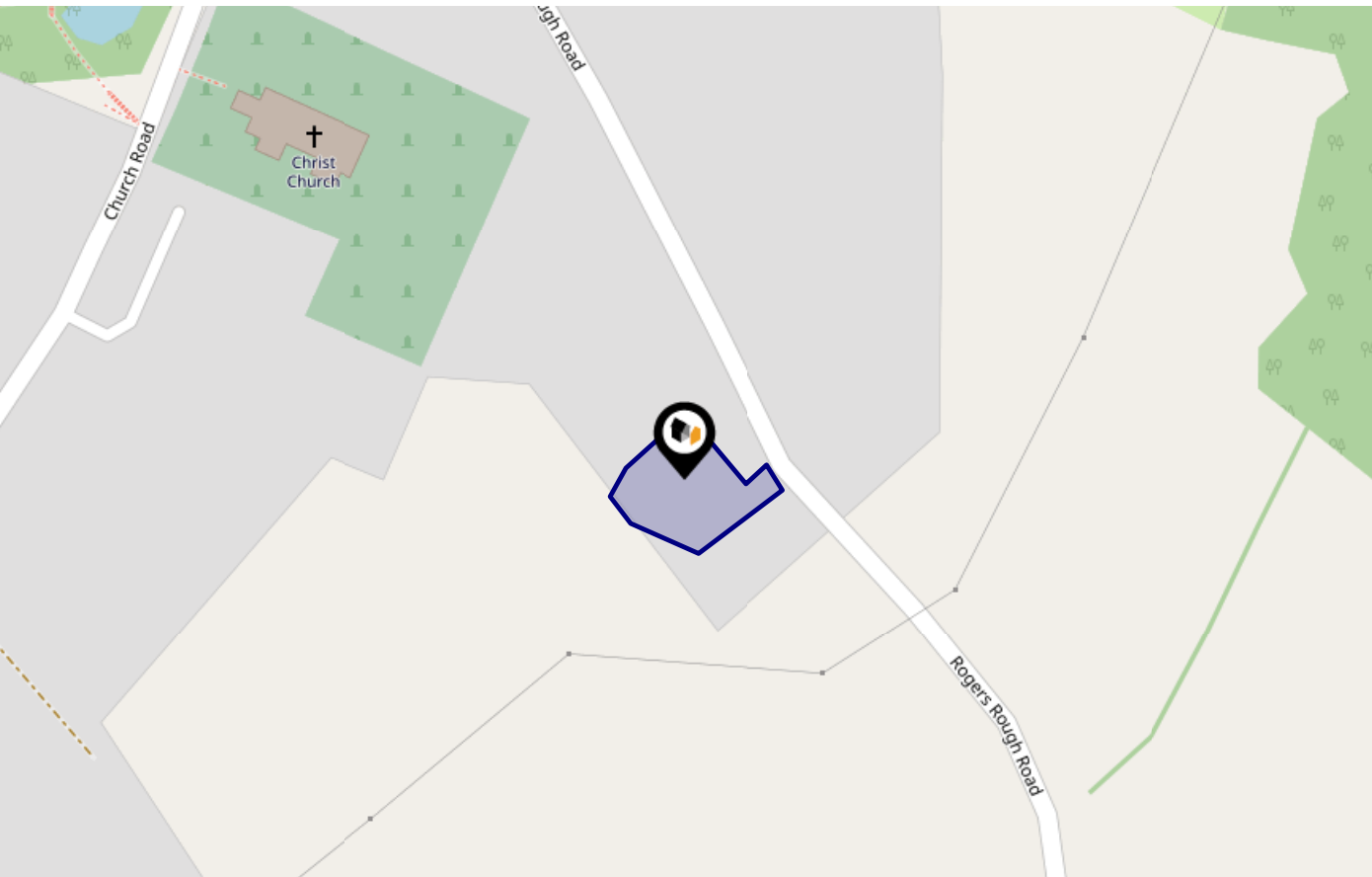
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

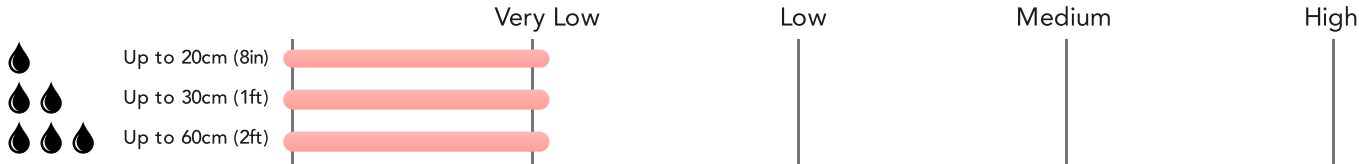


Risk Rating: Very low

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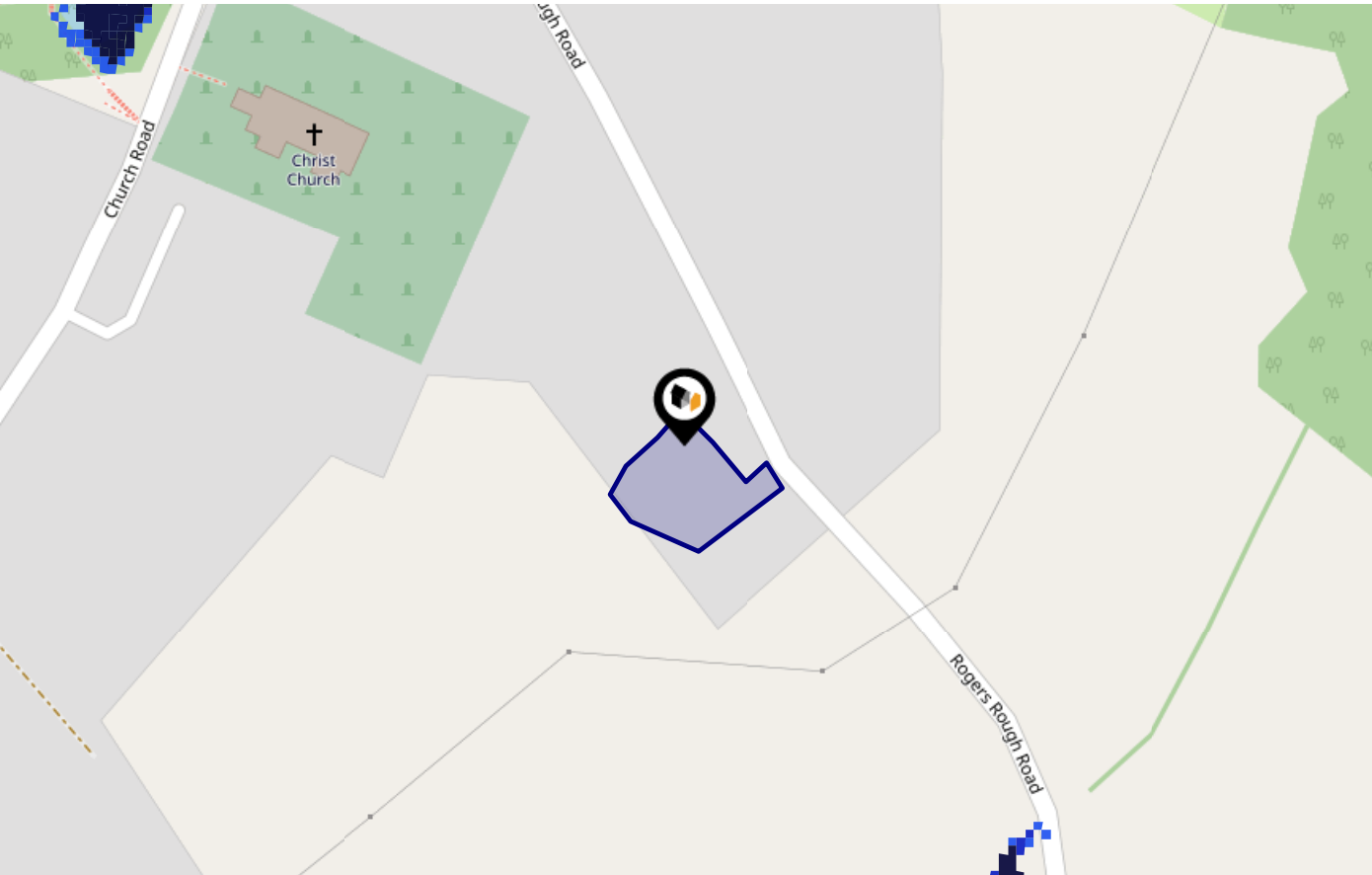
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

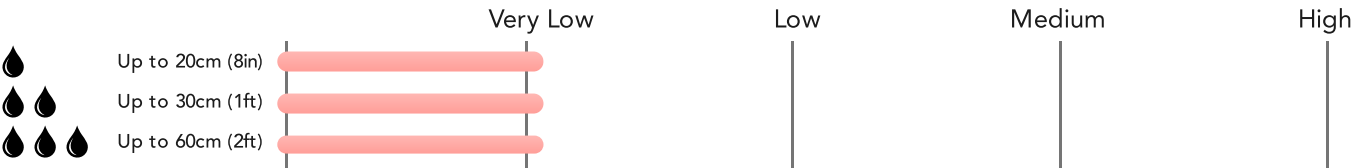


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

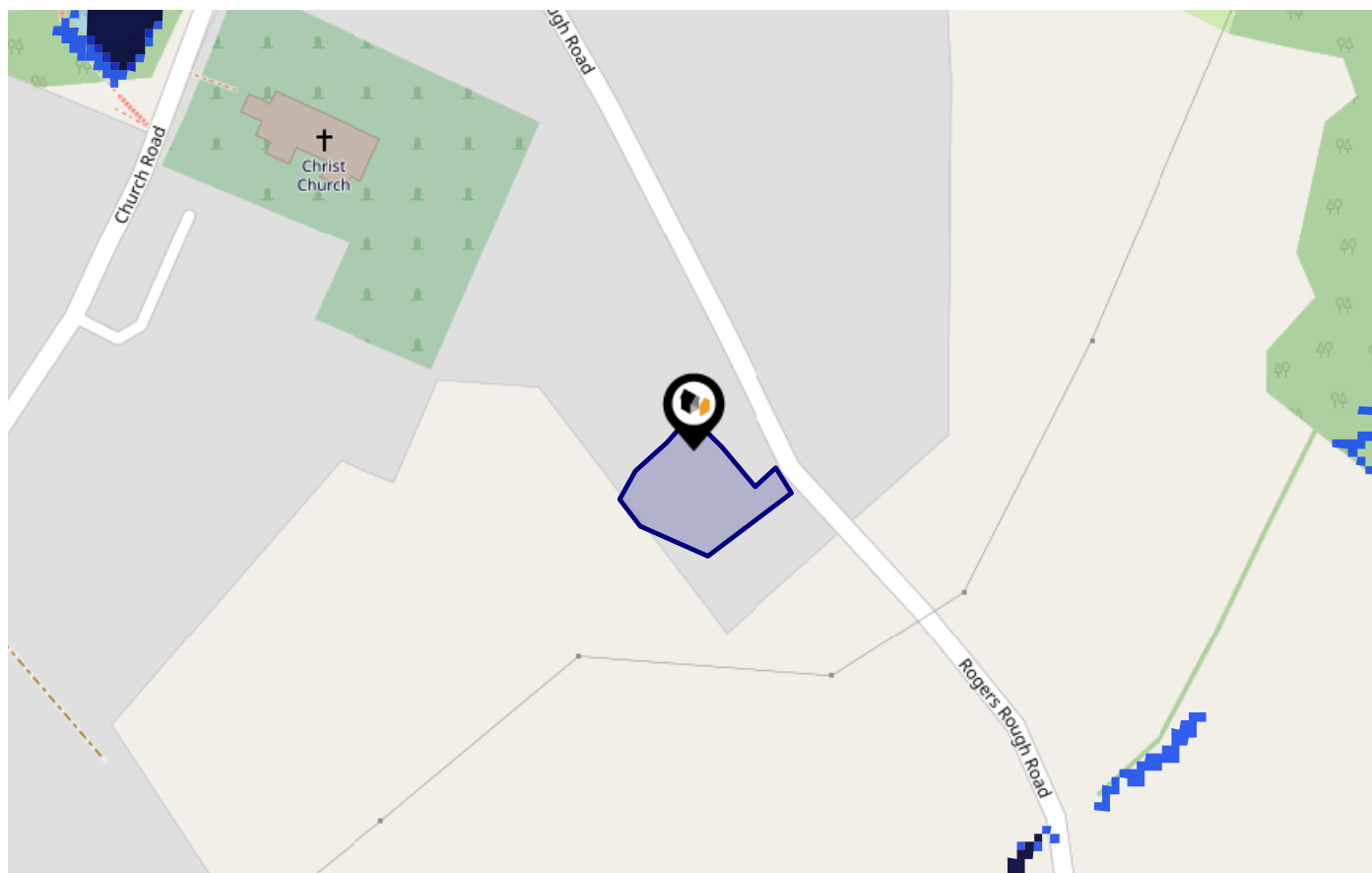
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

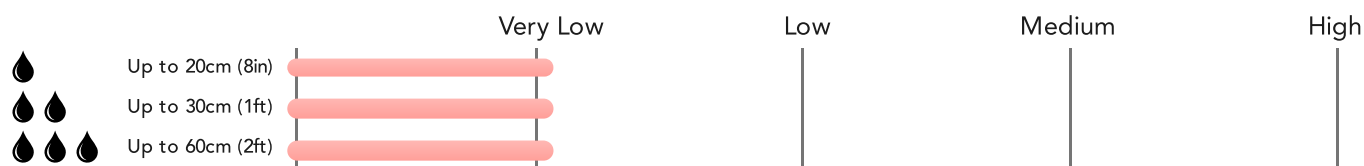


Risk Rating: Very low

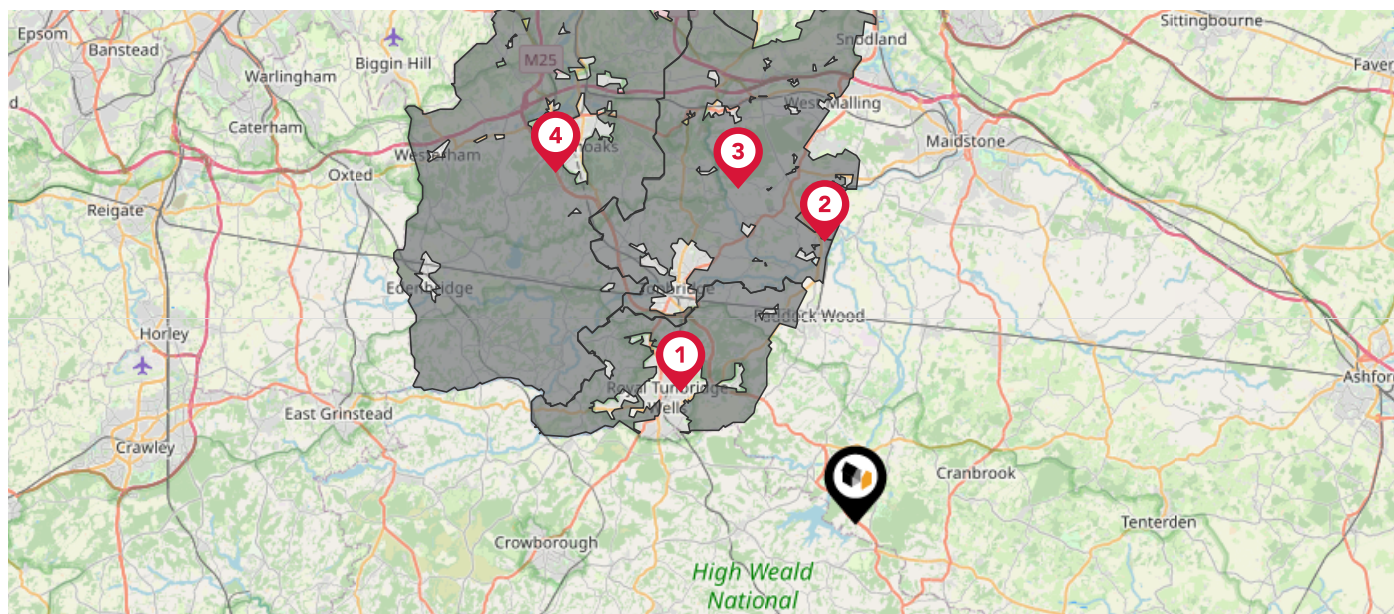
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land



London Green Belt - Tunbridge Wells



London Green Belt - Maidstone

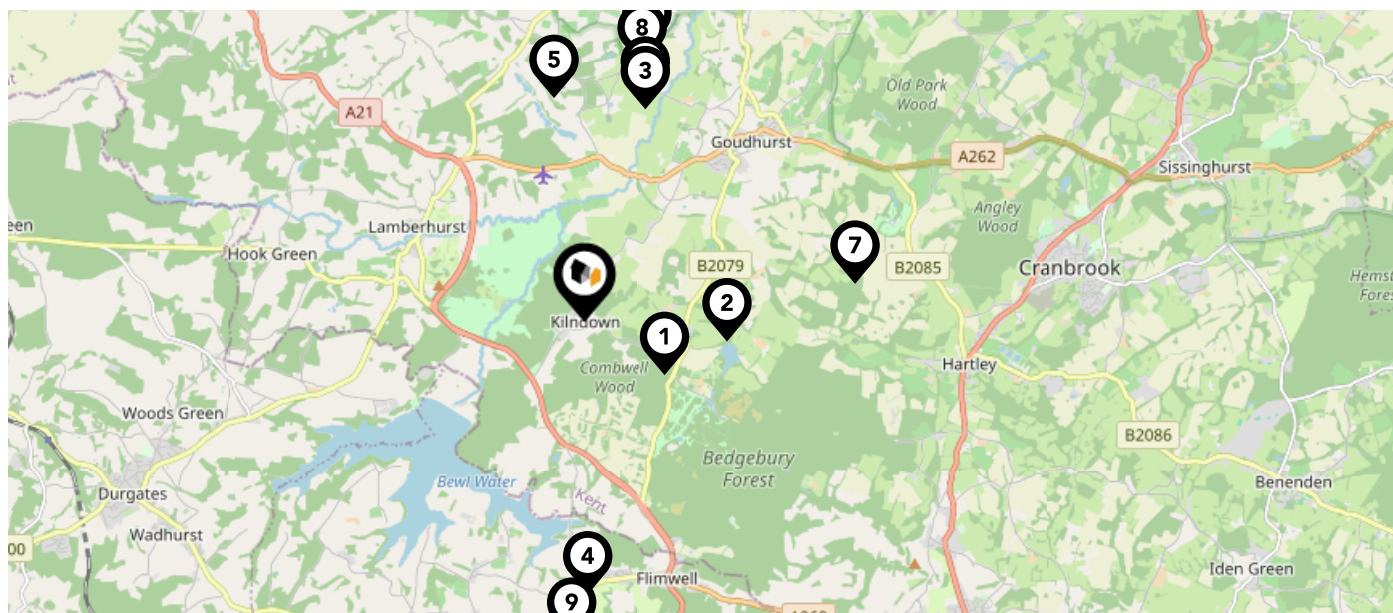


London Green Belt - Tonbridge and Malling



London Green Belt - Sevenoaks

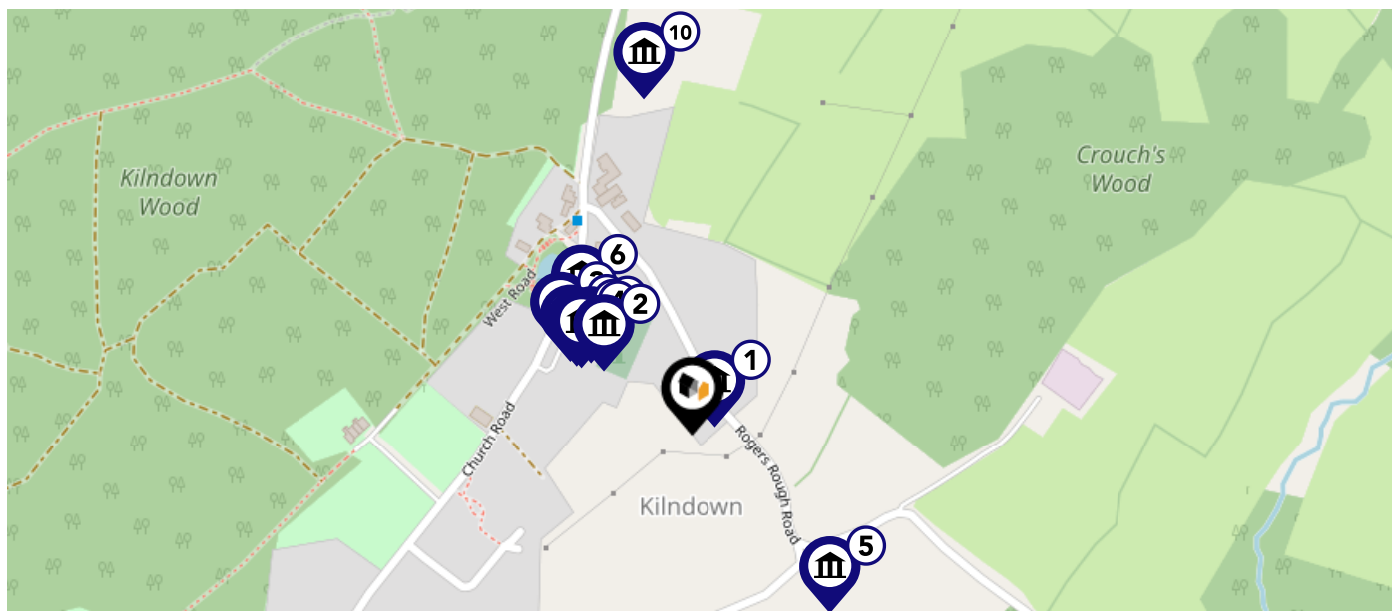
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













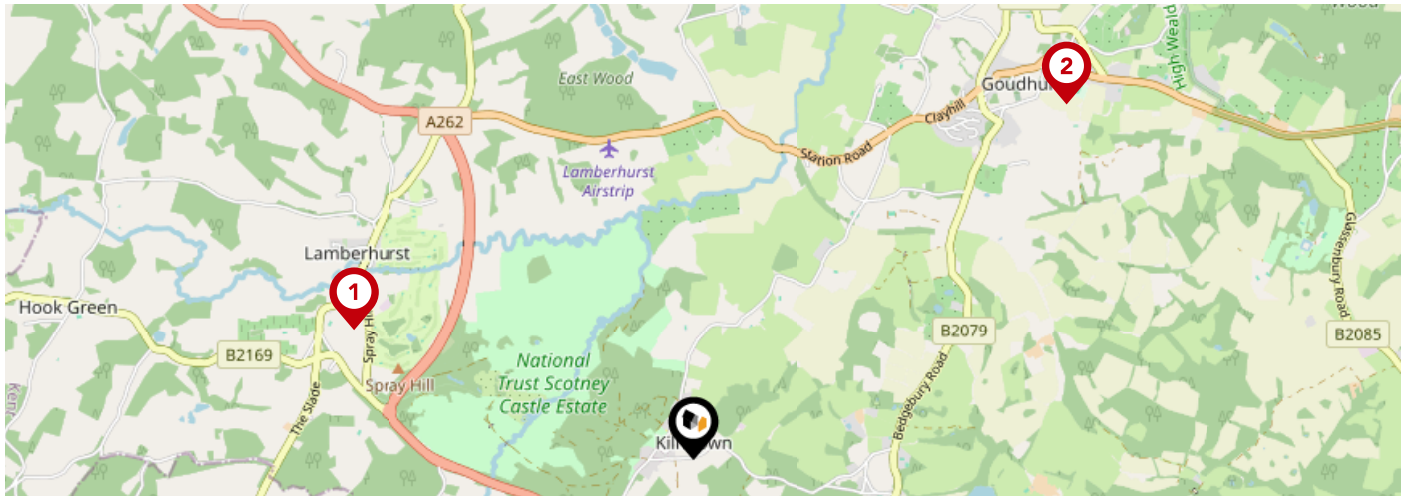
Nearby Landfill Sites

1	Park Wood-Priors Heath, Tunbridge Wells, Kent	Historic Landfill	
2	Bedgebury-Bedgebury Park, Bedgebury, Kent	Historic Landfill	
3	Smallbridge-Smallbridge Road, Tunbridge Wells, Kent	Historic Landfill	
4	Ketley and Downash Farms-Rosemary Lane, Flimwell	Historic Landfill	
5	Nine Acre-Horsmonden, Tunbridge Wells, Kent	Historic Landfill	
6	Land Adjoining Disused Railway-Park Farm, Horsmonden, Tonbridge, Kent	Historic Landfill	
7	Rack Wood-South East of Goudhurst, Kent	Historic Landfill	
8	Nevergood-Horsmonden, Tunbridge Wells, Kent	Historic Landfill	
9	Dale Hill-Flimwell	Historic Landfill	
10	Nevergood-Horsmonden, Tunbridge Wells, Kent	Historic Landfill	

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1338715 - Blackberry Cottage Summerhill Cottage	Grade II	0.0 miles
	1084693 - Memorial Cross To Emily Harrison About 1 Metre East Of Christ Church	Grade II	0.1 miles
	1084690 - Lychgate And Walls About 25 Metres West Of Christ Church	Grade II	0.1 miles
	1084692 - Tomb Of Marshall Viscount Beresford, About 1 Metre South Of Christ Church	Grade II	0.1 miles
	1084720 - Roger's Rough	Grade II	0.1 miles
	1084689 - Kilndown Old School	Grade II	0.1 miles
	1084691 - Tomb Of A J Beresford Hope, About 1 Metre South West Of Christ Church	Grade II	0.1 miles
	1338690 - Christ Church	Grade I	0.1 miles
	1338691 - Tomb Of John, 2nd Baron Decies, About 1 Metre South Of Christ Church	Grade II	0.1 miles
	1084661 - Hillside Farmhouse	Grade II	0.2 miles



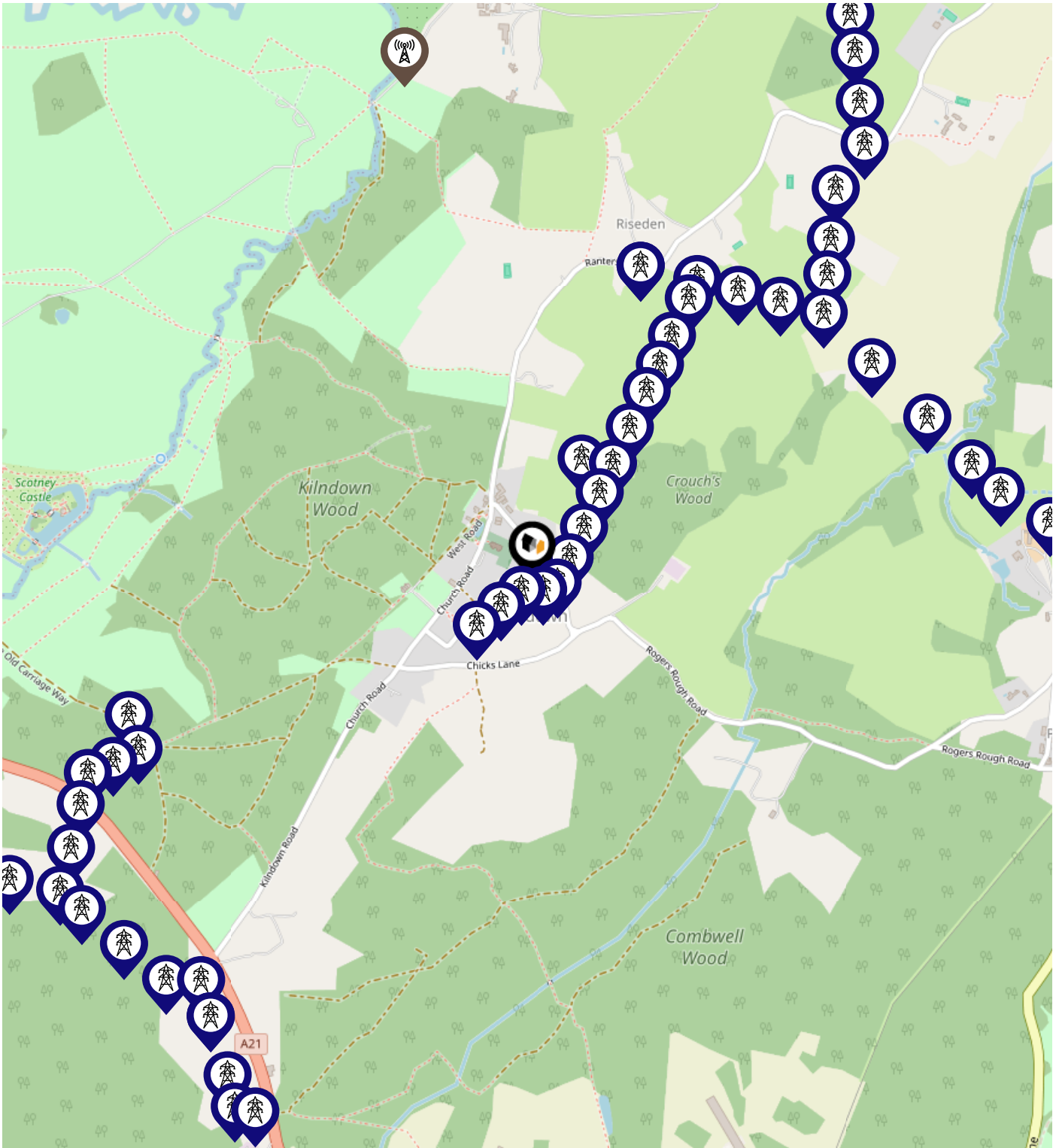
		Nursery	Primary	Secondary	College	Private
1	Lamberhurst St Mary's CoFE (Voluntary Controlled) Primary School Ofsted Rating: Good Pupils: 209 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Goudhurst and Kildown Church of England Primary School Ofsted Rating: Outstanding Pupils: 212 Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ticehurst and Flimwell Church of England Primary School Ofsted Rating: Good Pupils: 116 Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Horsmonden Primary Academy Ofsted Rating: Good Pupils: 188 Distance:3.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bethany School Ofsted Rating: Not Rated Pupils: 361 Distance:4.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Colliers Green Church of England Primary School Ofsted Rating: Good Pupils: 112 Distance:4.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Marlborough House School Ofsted Rating: Not Rated Pupils: 236 Distance:4.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Uplands Academy Ofsted Rating: Good Pupils: 799 Distance:4.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Wadhurst CofE Primary School and Nursery Ofsted Rating: Good Pupils: 307 Distance:4.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brenchley and Matfield Church of England Primary School Ofsted Rating: Good Pupils: 195 Distance:4.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stonegate Church of England Primary School Ofsted Rating: Good Pupils: 112 Distance:4.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cranbrook Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:4.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Belle Vue School Ofsted Rating: Outstanding Pupils: 60 Distance:4.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cranbrook School Ofsted Rating: Good Pupils: 908 Distance:4.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sacred Heart School Ofsted Rating: Not Rated Pupils: 155 Distance:4.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hawkhurst Church of England Primary School Ofsted Rating: Good Pupils: 191 Distance:4.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

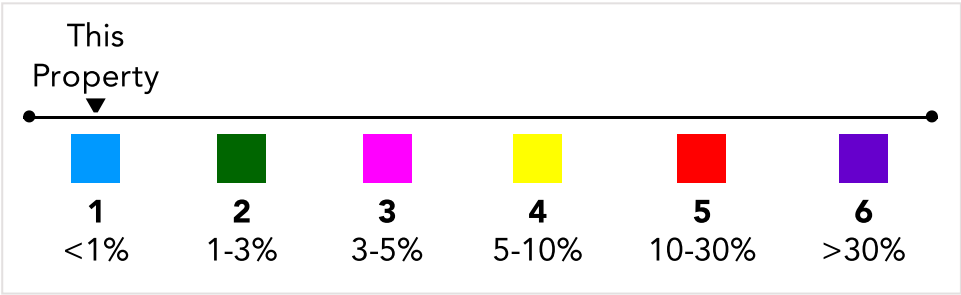
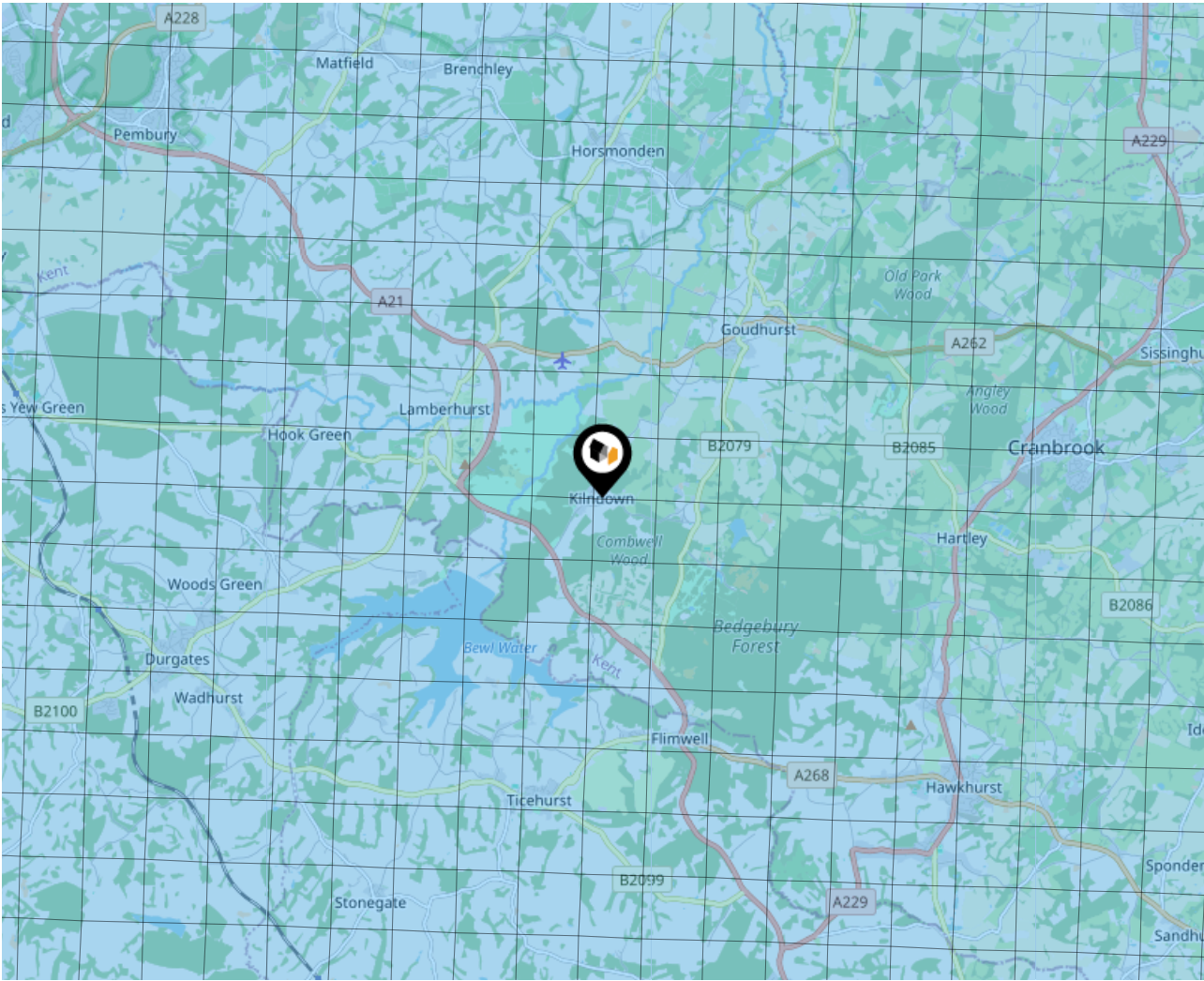


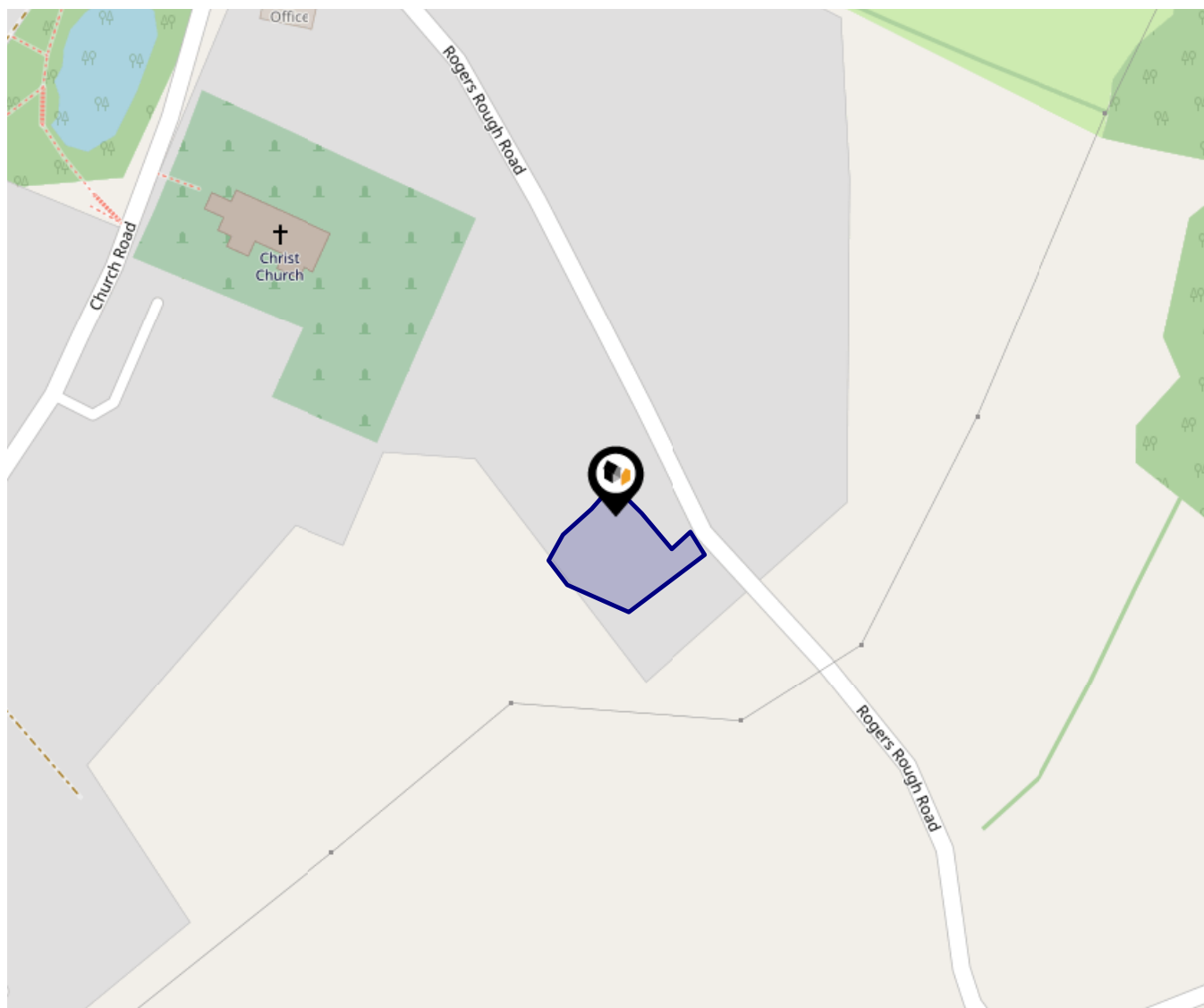
Key:

-  Power Pylons
-  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).





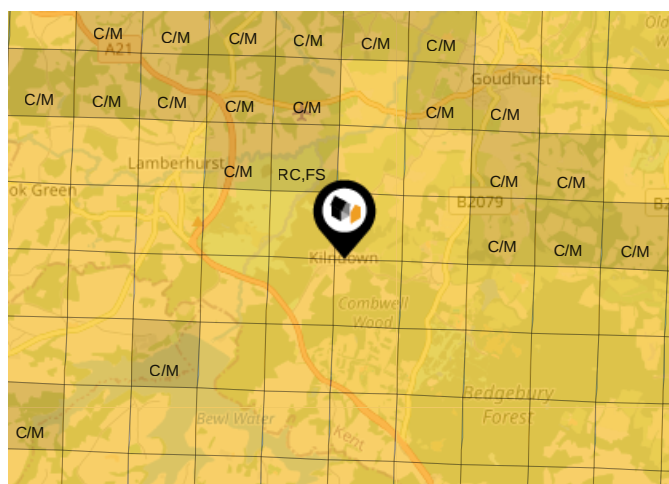
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

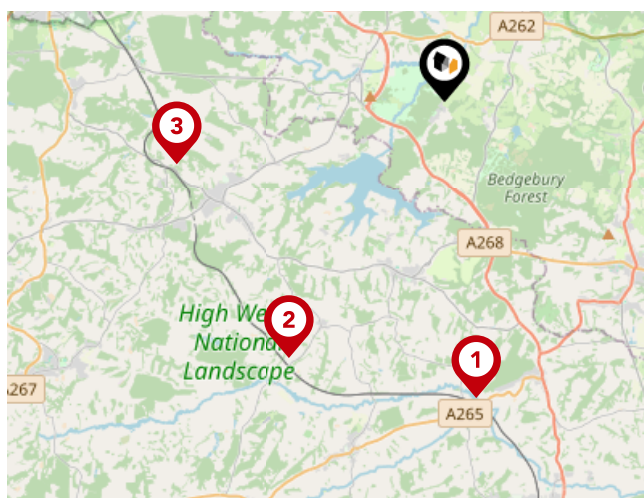


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

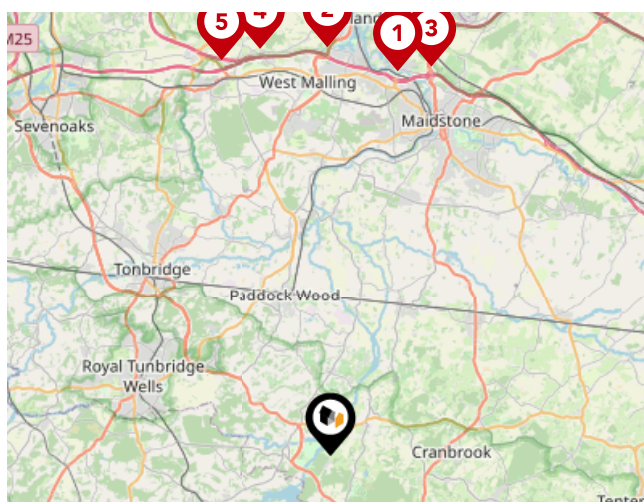
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Etchingham Rail Station	5.55 miles
2	Stonegate Rail Station	5.58 miles
3	Wadhurst Rail Station	5.11 miles

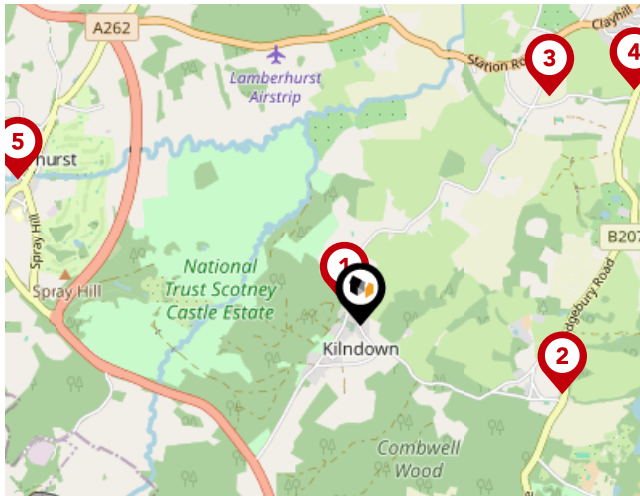


Trunk Roads/Motorways

Pin	Name	Distance
1	M20 J5	14.46 miles
2	M20 J4	15.15 miles
3	M20 J6	14.92 miles
4	M20 J3	15.33 miles
5	M26 J2A	15.2 miles

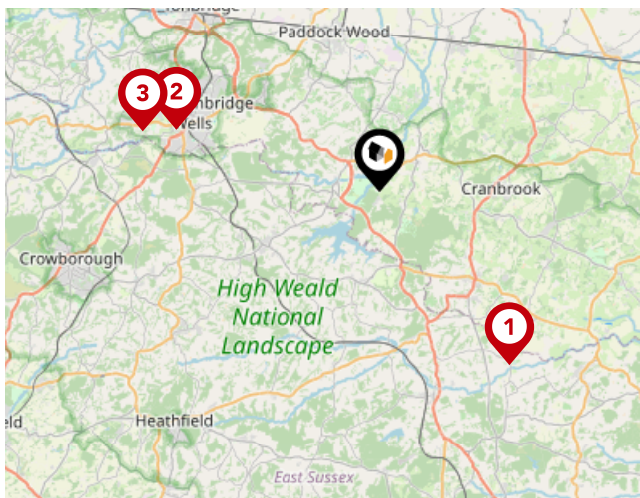
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Quarry Centre	0.12 miles
	Rogers Rough Road	1 miles
	Risebridge Farm	1.39 miles
	Peasley Lane	1.68 miles
	High Street	1.73 miles



Local Connections

Pin	Name	Distance
	Bodiam (Kent & East Sussex Railway)	8.08 miles
	Tunbridge Wells West (Spa Valley Railway)	7.93 miles
	High Rocks (Spa Valley Railway)	9.11 miles



Ferry Terminals

Pin	Name	Distance
	West Street Pier	24.69 miles



Martin & Co Tunbridge Wells

Here at Martin & Co Tunbridge Wells, we're proud to have been providing specialist advice and guidance across all areas of the residential property market to the communities of Tunbridge Wells, Southborough, Rusthall, Langton Green, Crowborough, and Pembury since 2009.

Franchisee David Rogers brings over thirty years' experience within the industry, encompassing everything from estate agency and property management, to new build development, and is a member of the Association of Residential Lettings Agency (ARLA) and the National Association of Estate Agents (NAEA).

Testimonial 1



We dealt with David from Martin and Co, when we were buying our family home during this pandemic. Despite David representing the seller and not us, we were impressed with David's efficiency, politeness and understanding of people. I feel with David's help, the purchase went much smoother and the process was much quicker than we expected. David is very professional and prompt in dealing with any query you have.

Testimonial 2



Happy to vouch for Martin & Co as both Sales and Lettings. Managed the renting of my property very well. David and the rest of his team were always available and quick to respond. Would definitely highly recommend. Personalized property portal for managing the rental very efficient. Same applies to sales.

Testimonial 3



We had a fantastic experience with Martin & Co in Tunbridge Wells. We were impressed by their reasonable rates, quick responses and the efforts which they went to in marketing our property – the 360 degree photo tour which they created was fantastic. A huge bonus for us is that Martin & Co don't try to sell financial products, which means that their only motivation is to sell the property to the best buyer. A big thank you to David for all your hard work.



/Martin-Co-Tunbridge-Wells



/mac_tunbridge_w

Martin & Co Tunbridge Wells

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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