

# 1 FORGE COTTAGES

KILNDOWN



# 1 Forge Cottages

Church Road

Kilndown

Kent TN17 2RZ

A stunning attached cottage backing onto the Scotney Estate and surrounded by National Trust property.

The cottage combines modern living with period features including exposed beams, floorboards and fireplaces.

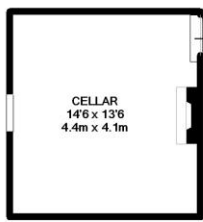
The delightful gardens back onto the Scotney Estate and are laid to lawn with mature shrubs and trees. There is a detached double garage with off road parking.

- Stunning Attached Cottage
- Backs onto Scotney Estate
- Sitting Room with Fireplace
- Dining Room with Inglenook
- Bespoke fitted Kitchen/Breakfast Room
- Study and Untanked Cellar
- Master Bedroom with Juliet Balcony
- Four Further Bedrooms
- Family Bathroom and Separate Shower
- Delightful Gardens
- Detached Garage with Parking
- Cranbrook School Catchment Area

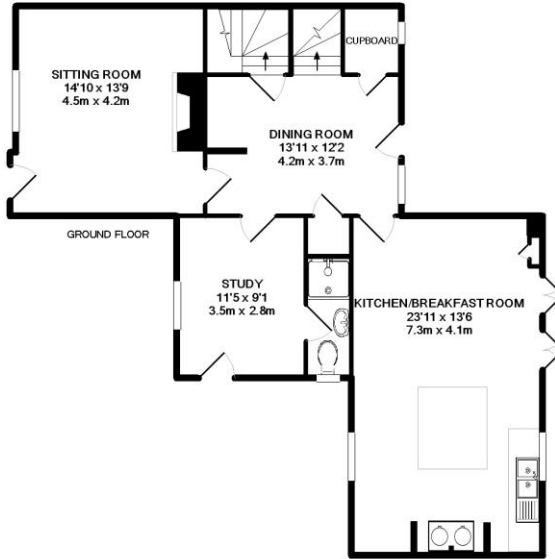




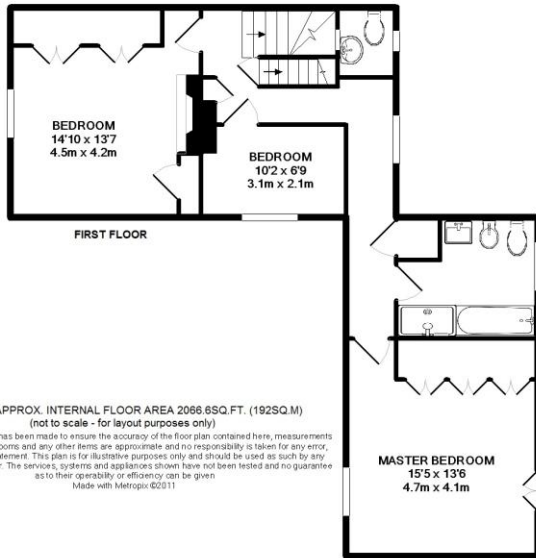




BASEMENT LEVEL



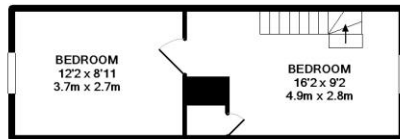
GROUND FLOOR



FIRST FLOOR

TOTAL APPROX. INTERNAL FLOOR AREA 2066.6SQ.FT. (192SQ.M)  
(not to scale - for layout purposes only)

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.  
Made with Metropix 62011

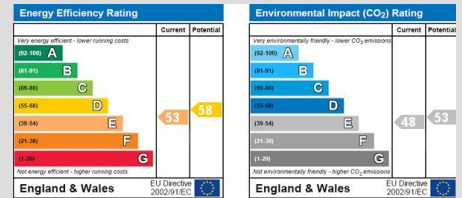


SECOND FLOOR



## DIRECTIONS

From our office in Cranbrook, turn right in to Stone Street and proceed out of Town to the Wilsley Pound Roundabout. Take the first exit marked Goudhurst. Continue along this road through Goudhurst. On leaving Goudhurst take the turning left to Kilndown and follow this road through to Kilndown. The property is on the right hand side on entering the hamlet.



PRICE GUIDELINE **£645,000** FREEHOLD

**H&H**  
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