

# CRANBROOK

KENT



## Goudhurst Road Cranbrook Kent TN17 2NZ

Oozing with character and exhibiting period features throughout, this quintessential Grade II Listed cottage sits within its own delightful gardens, on the outskirts of Cranbrook.

Outside a gate opens onto a driveway, bordered with mature hedging, which leads to ample off road parking. The gardens wrap around the cottage and are laid predominantly to lawn interspersed with a number of mature trees including a small area of orchard.

- Grade II Listed Cottage
- Period Features Throughout
- Drawing Room with Inglenook
- Sitting Room with Log Burner
- Dining Room
- Kitchen/Breakfast Room
- Two Double Bedrooms
- A Further Ground Floor Bedroom
- Family Bathroom and Shower Room
- Delightful Wrap Around Gardens
- Ample Off Road Parking
- Cranbrook School Catchment Area

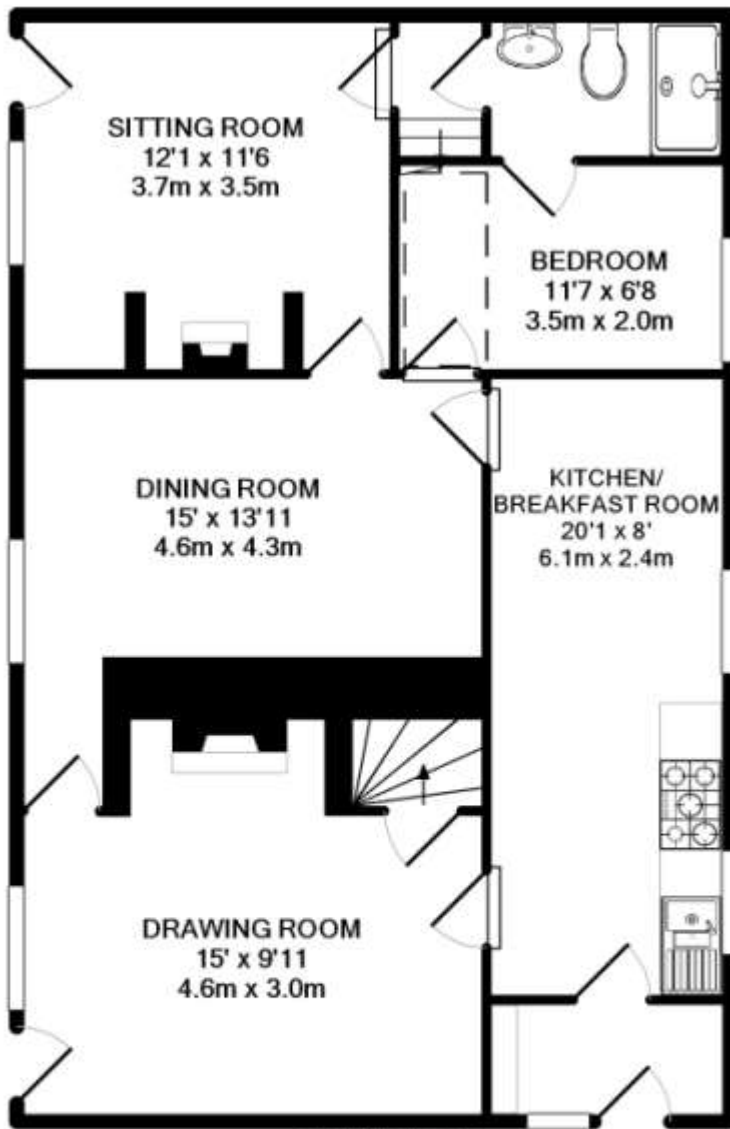




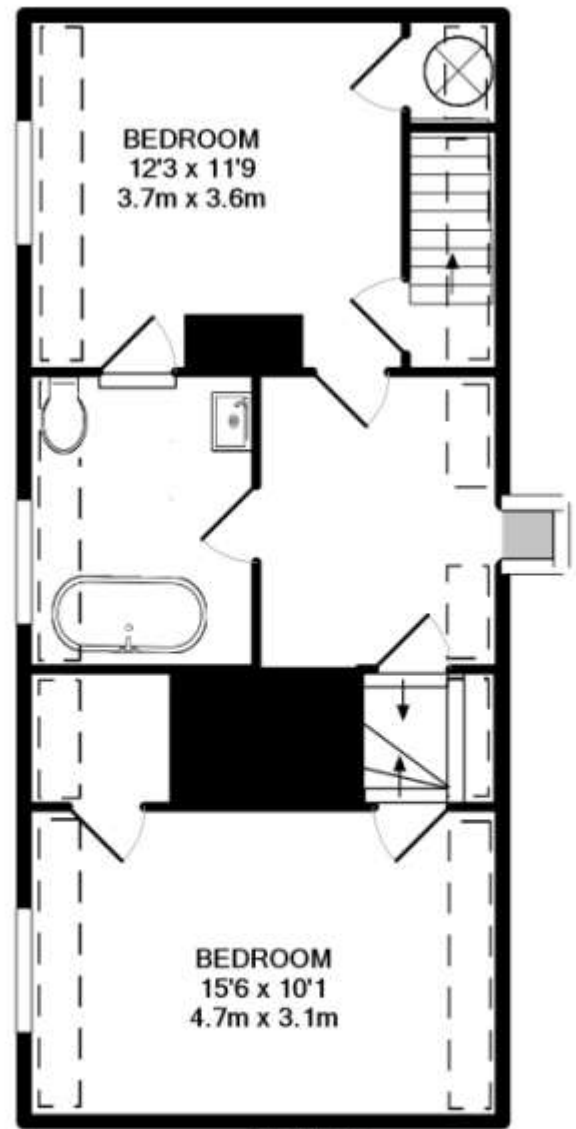








GROUND FLOOR



1ST FLOOR

TOTAL APPROX. INTERNAL FLOOR AREA 1233.5SQ.FT. (114.6SQ.M)

(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 and water. Oil fired central heating. Shared private drainage.

Tunbridge Wells Borough Council - Council Tax Band E

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

**HH**  
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