

GOUDHURST KENT



NORTH ROAD, GOUDHURST, KENT TN17 1JJ

Stunning Family Home in Delightful Location

Entrance Hall * Drawing Room * Garden Room * Kitchen/Breakfast Room * Utility Room
Two Bedrooms * Shower Room

Master Bedroom * Double Bedroom * Bathroom * W.C.

Delightful Gardens * Off Road Parking

Cranbrook School Catchment Area

Enjoying a delightful location, this stunning family home is situated on the outskirts of the sought after village of Goudhurst.

Recently extended, the accommodation consists of a drawing room with open fireplace, a garden room with doors to the garden, a kitchen/breakfast room with log burning stove, a utility room, two bedrooms and a shower room on the ground floor.

On the first floor there is a master bedroom with Juliet balcony, an additional double bedroom, a bathroom and a separate w.c.

The property is situated at the end of a private road which leads to the off road parking. There is an area of terracing from which to enjoy the views over the stunning garden which is laid to lawn interspersed with mature trees and with well stocked mature flower and shrub borders. A path meanders down the garden, which is tiered, to the lower level. There is also an area of vegetable garden.

Harpers and Hurlingham

The Corner House

Stone Street

Cranbrook

Kent

TN17 3HE

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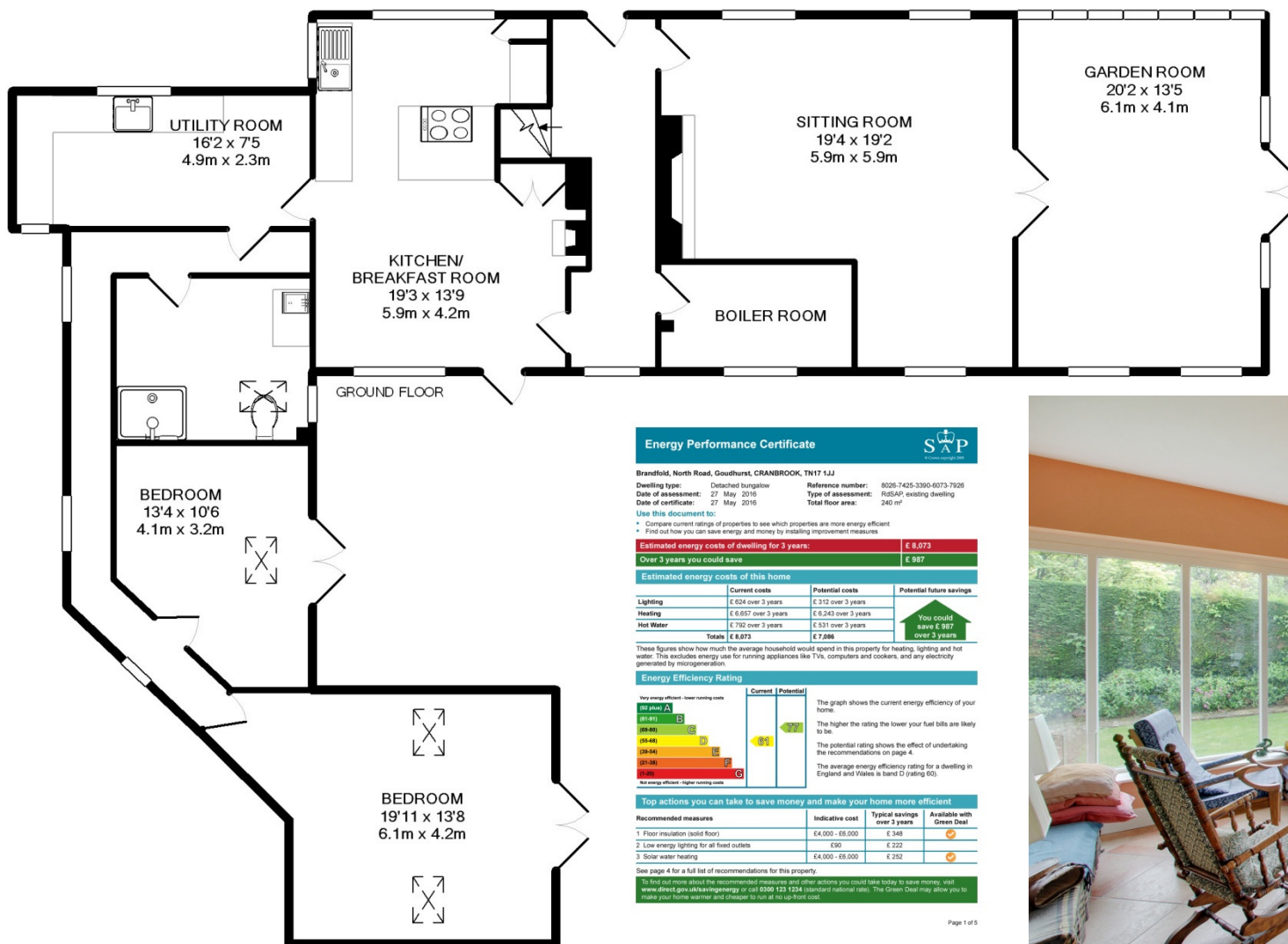


This stunning family home is located within the sought after village of Goudhurst, popular for many reasons, one of which is its location within the Cranbrook School Catchment Areas.

The village offers a wide variety of shops including a Bakers, a Pharmacy, a Newsagents incorporating a Post Office, two Hairdressers, a Doctors Surgery, a Veterinary Surgery and local pubs offering good food.

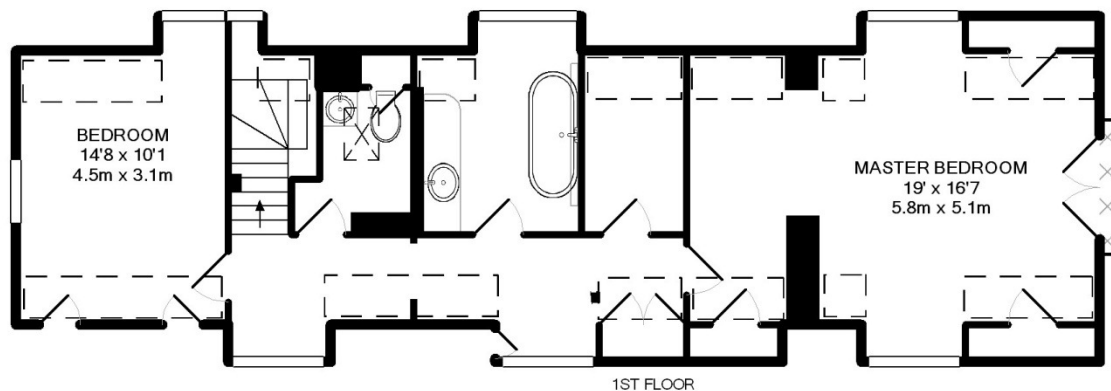
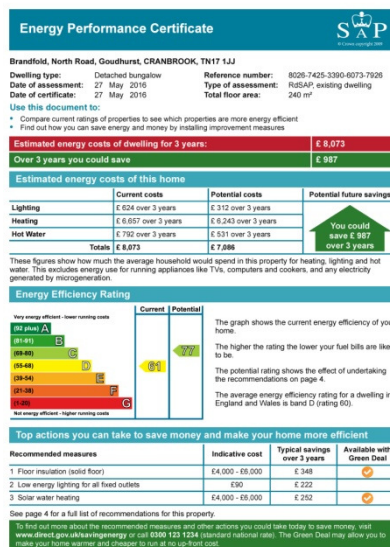
The local Primary School enjoys an excellent reputation having recently achieved an outstanding Ofsted report and in addition to this and the Cranbrook School there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School as well as the Boys and Girls Grammar Schools in Tonbridge and Tunbridge Wells.

The Mainline stations at nearby Paddock Wood, Marden and Staplehurst offer regular trains into London. The A21 provides access to the M25 Motorway to the North and South.



TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 2274.4SQ.FT. (211.3SQ.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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Mains electricity and water. Ground source heat pump and solar panels for heating. Shared private drainage.

Tunbridge Wells Borough Council - Council Tax Band F

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



