



'Our Focus Determines Your Reality'



Cranbrook Road
Goudhurst
Kent
TN17 1DR



Entrance Hall * Sitting Room * Conservatory
Kitchen/Dining Room * Shower Room

Principal Bedroom with Jack 'n' Jill Shower Room
Two Further Double Bedrooms * Attic

Well-Stocked Enclosed Garden * Summer House
Ample Off Road Parking



ATTRACTIVE FAMILY HOME

This attractive, attached family home is believed to date from the 1930's with later additions and is set in a charming well-stocked garden with a summer house and terrace. The property is located on the outskirts of the sought after village of Goudhurst.

The property provides comfortable family accommodation consisting of an entrance hall, sitting room with square bay window and fireplace, a conservatory, kitchen/dining room and a shower room on the ground floor.

On the first floor there is a principal bedroom sharing the Jack 'n' Jill shower room and two further double bedrooms. The attic is boarded and has a velux window and could potentially provide additional accommodation subject to the necessary permissions.

Outside there is a driveway providing off road parking for several cars and bordered with lawn and flower and shrub borders. To the rear there is an enclosed garden with lawn, a paved terrace, summer house and mature well-stocked flower and shrub beds.

The property is conveniently situated for access to the A21 and therefore the major road networks with rail access a short drive away.



GOUDHURST

Goudhurst is popular for many reasons, one of which is its location within the Cranbrook School Catchment Area.

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.

SCHOOLS AND CONNECTIONS

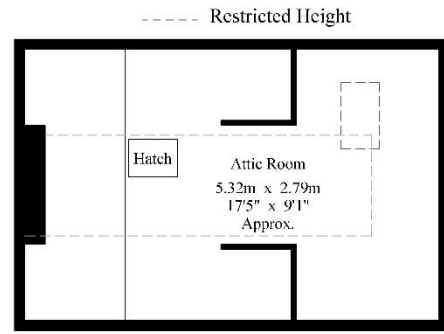
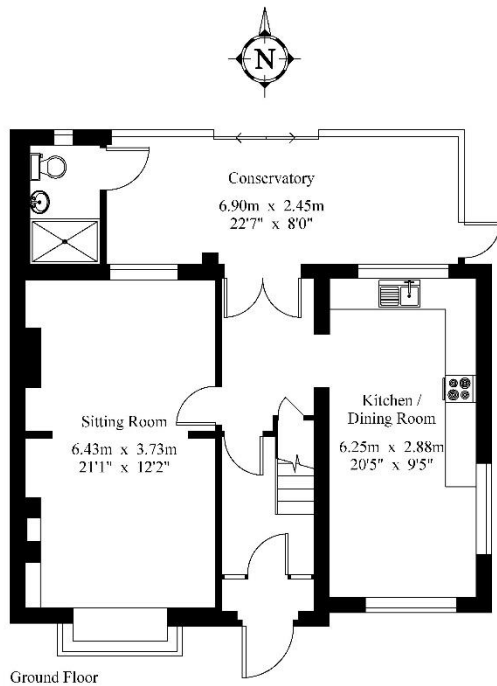
The local primary school enjoys an excellent reputation having recently achieved an outstanding Ofsted report and in addition to this and Cranbrook School there are other excellent schools, notably Bethany, Benenden School, Marlborough House, St. Ronan's, and Dulwich Prep School as well as the Boys' 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.

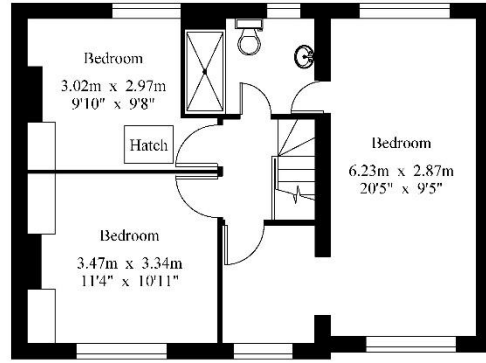


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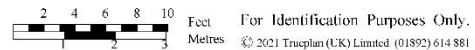
Gross Internal Area : 178.5 sq.m (1921 sq.ft.)



Second Floor



First Floor



For Identification Purposes Only.
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SERVICES

Mains electricity, water and drainage. Oil fired central heating.

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.



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