

# GOUDHURST KENT





GOUDHURST, KENT TN17 1AF

**Tucked Away Detached Family Home in Elevated Position**

Entrance Hall \* Sitting Room \* Garden Room \* Dining Room \* Kitchen  
Cloakroom

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Master Bedroom with Ensuite \* Two Further Bedrooms  
Family Bath and Shower Room

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Delightful Enclosed Partially Walled Garden \* Double Garage \* Off Road Parking

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Cranbrook School Catchment Area

Filled with light, this attractive detached family home, built in 1999, occupies an elevated, tucked away position in the centre of the popular village of Goudhurst. Enjoying far reaching views over the roof tops and across the Weald, the property also benefits from a charming partially walled garden.

The accommodation consists of an entrance hall leading to a double aspect sitting room with feature fire place and log burning stove, a dining room with doors to a garden room, fitted kitchen and a cloakroom on the ground floor.

On the first floor there is a master bedroom with ensuite shower room and views over the roof tops and across Weald, two further bedrooms and a family bath and shower room.

Outside the driveway provides an off road parking space and a double garage which can be accessed from the garden. A gate leads to the partially walled garden to the rear which is laid predominantly to lawn with a paved terrace and is interspersed with mature trees.

This delightful property is within both the Cranbrook and Goudhurst Schools Catchment Areas.

**Harpers and Hurlingham**

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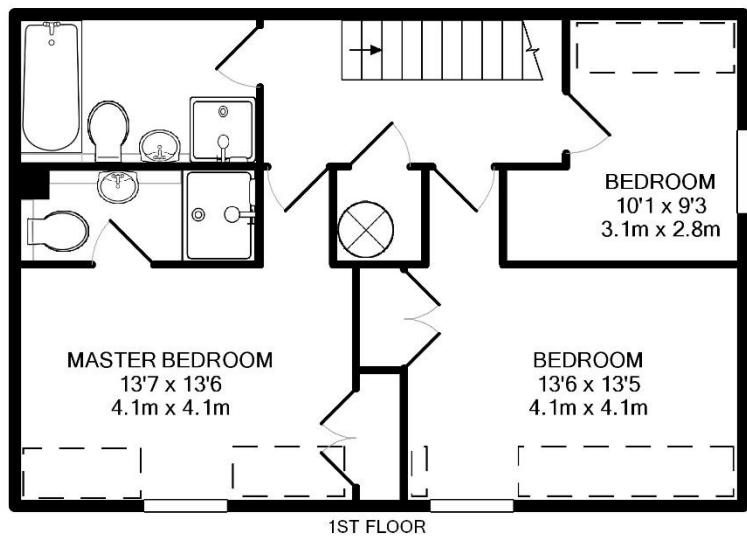
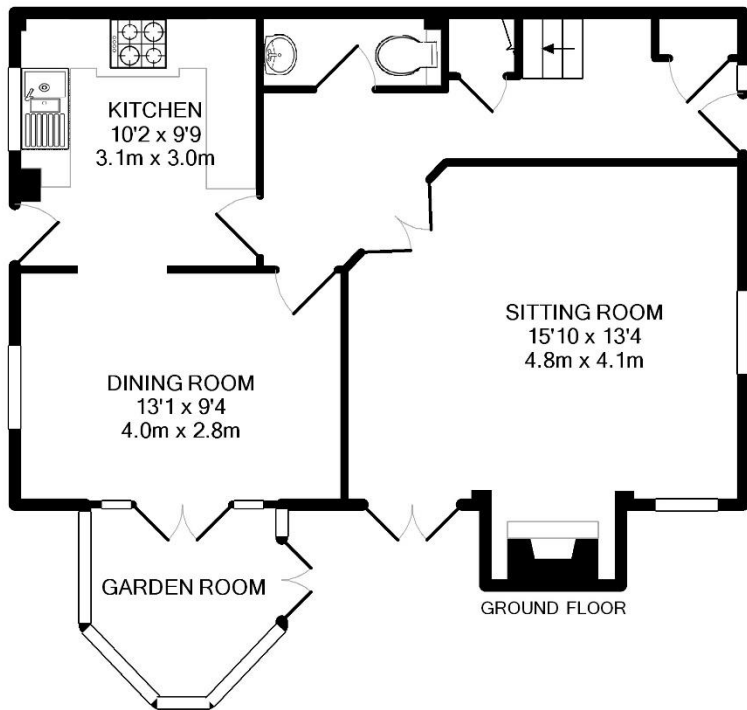
The village of Goudhurst is popular for many reasons, one of which is its location within the Cranbrook School Catchment Area.

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.

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.



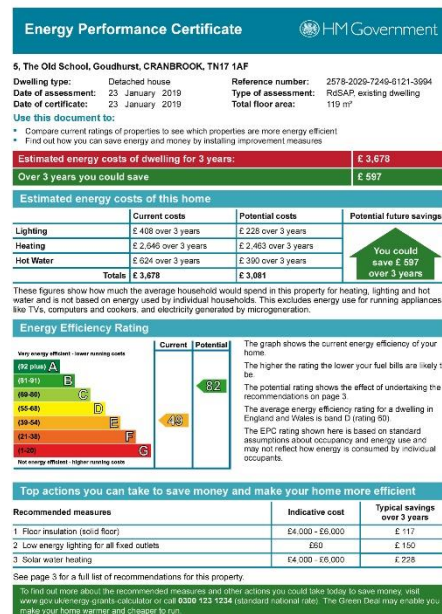


TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1151.7SQ.FT. (106.5SQ.M)  
(not to scale - for layout purposes only)

(please note that the fixture 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

LPG central heating. Mains drainage.

There is an annual service charge which covers the common gardens, road, walls and lights, 2018 – 2019 £400.

Tunbridge Wells Borough Council - Council Tax Band G

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





**H&H**  
HARPERS AND HURLINGHAM