



'Our Focus Determines Your Reality'

North Road
Goudhurst
Kent
TN17 1HY



BUILDING OPPORTUNITY – PLANNING REFERENCE: TWBC 18/02954/FULL

Full planning to demolish the existing bungalow on the outskirts of Goudhurst and replace with a three storey property with a terrace and balcony to take full advantage of the stunning views across to Horsmonden. The accommodation consists of a double garage, office, utility room and shower room on the ground floor. On the first floor there is a sitting room and kitchen/dining room with doors to the balcony. The second floor offers two double bedroom suites, two additional double bedrooms and a family bathroom.

GOUDHURST

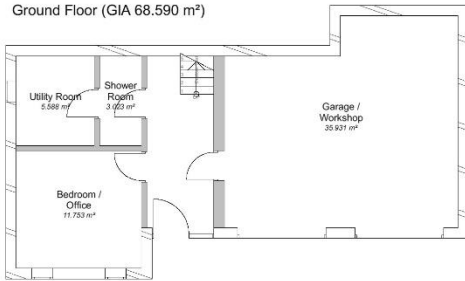
The village offers a wide variety of shops including a Bakers, a Pharmacy, a Newsagents incorporating a Post Office, two Hairdressers, a Doctors Surgery, a Veterinary Surgery and local pubs offering good food.

CONNECTIONS

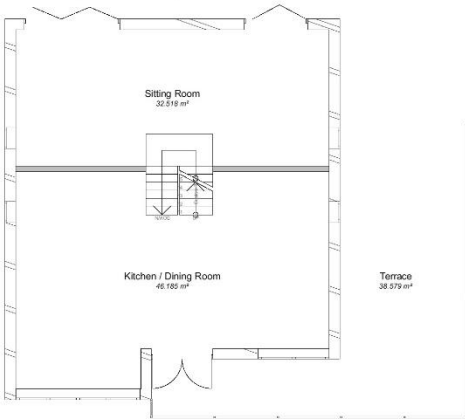
The local Primary School has an excellent reputation, and in addition to this and the Cranbrook School there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School as well as the Boys and Girls Grammar Schools in Tonbridge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

The Mainline station at Staplehurst offers regular trains into London. The A21 provides access to the M25 Motorway to the North and South.

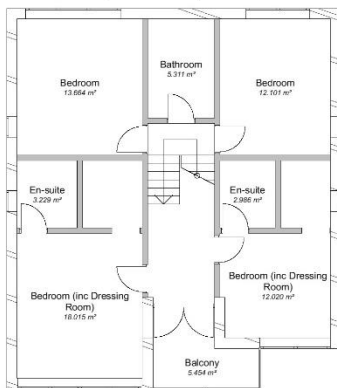
Ground Floor (GIA 68.590 m²)



First Floor (GIA 84.059 m²)



Second Floor (GIA 81.380 m²)



Total Gross Internal Area (GIA) - Excluding Balcony & Terrace = 234.029 m²

SERVICES

Mains electricity, water and drainage are currently available at the site.

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band E for existing property.

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

Harpers and Hurlingham Property Consultants

The Corner House, Stone Street, Cranbrook, Kent TN17 3HE

Tel: 01580 715400

enquiries@harpersandhurlingham.com

www.harpersandhurlingham.com