



'Our Focus Determines Your Reality'



Ranters Lane
Goudhurst
Kent
TN17 1HR



Entrance Hall * Sitting/Dining Room * Conservatory
Fully Fitted Kitchen * Study/Bedroom * Shower Room

Principal Bedroom * Two Further Double Bedrooms
Family Bathroom

Stunning Mature Garden * Detached Double Garage



ATTRACTIVE DETACHED FAMILY HOME

This detached family home is situated within walking distance of the sought after village of Goudhurst.

The property offers good flexible family accommodation with the option of a ground floor double bedroom and shower room.

The current configuration consists of an entrance hall, sitting/dining room with bay window, fireplace and doors opening into the conservatory, a fully fitted kitchen with a door opening into the garden, a study with bay window and doors to the garden, this room could provide the ground floor bedroom and a shower room on the ground floor. On the first floor there is a principal bedroom with built-in storage, two further double bedrooms, one with bay window and built-in storage, and a family bathroom.

A herringbone brick drive provides ample off road parking and leads to the detached double garage. The stunning enclosed gardens are laid predominantly to lawn bordered with mature hedging, areas of terracing and well-stocked flower and shrub beds. A path leads across the lawn to a secluded summer house on an elevated terrace from which to enjoy the garden.



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

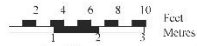
The local primary school enjoys an excellent reputation having recently achieved an outstanding Ofsted report and in addition to this and Cranbrook School there are other excellent schools, notably Bethany, Benenden School, Marlborough House, St. Ronan's, High Weald Academy and Dulwich Prep School as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

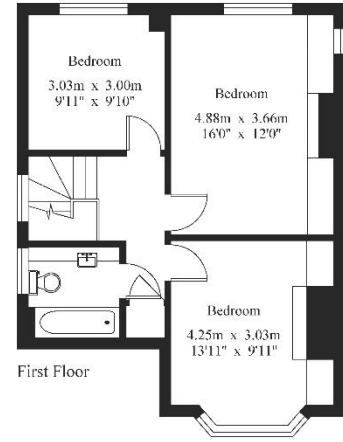
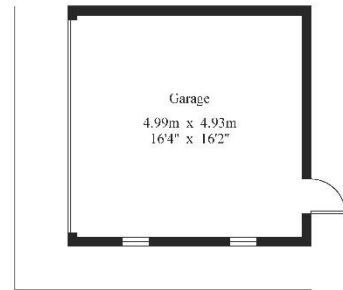
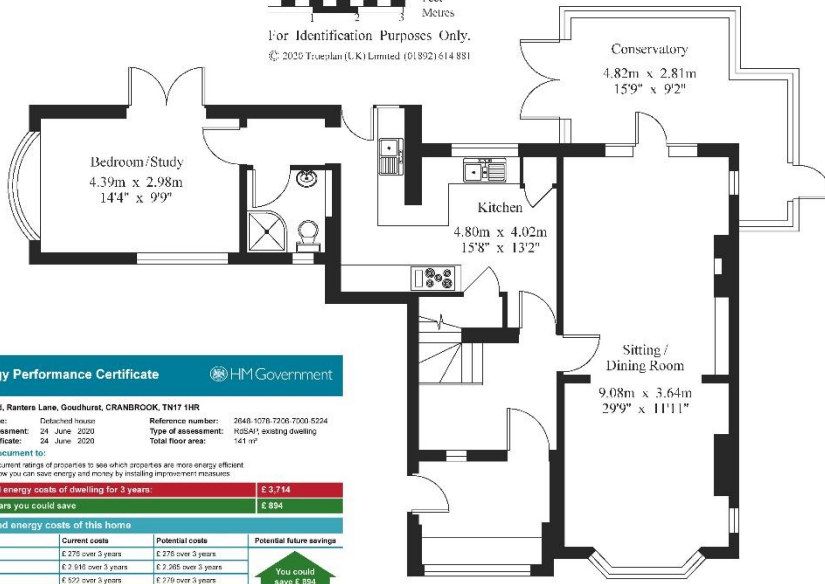


Ranters End

House - Gross Internal Area : 154.3 sq.m (1660 sq.ft.)
 Garage - Gross Internal Area : 24.6 sq.m (264 sq.ft.)



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Energy Performance Certificate



Ranters End, Ranters Lane, Goudhurst, CRANBROOK, TN11 1HR
 Dwelling type: Detached house Reference number: 2046-1076-7206-7000-5224
 Date of assessment: 24 June 2020 Type of assessment: 100% of existing dwelling
 Date of certificate: 24 June 2020 Total floor area: 141 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

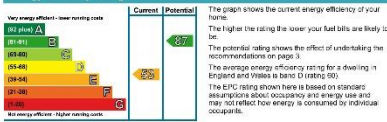
Estimated energy costs of dwelling for 3 years: £ 3,714

Over 3 years you could save: £ 894

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|--|
| Lighting | £ 275 over 3 years | £ 275 over 3 years | |
| Heating | £ 3,148 over 3 years | £ 2,265 over 3 years | |
| Hot Water | £ 692 over 3 years | £ 279 over 3 years | |
| Totals | £ 3,714 | £ 2,820 | You could save £ 894 over 3 years |

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years* |
|---|-----------------|-------------------------------|
| 1 Floor insulation (suspended floor) | £800 - £1,200 | £ 542 |
| 2 Replace boiler with new condensing boiler | £2,200 - £3,000 | £ 426 |
| 3 Solar water heating | £4,000 - £5,000 | £ 147 |

See page 3 for a full list of recommendations for this property.

*To receive advice on what measures you can take to reduce your energy bills, visit www.efficiencyspinner.org.uk or call Freephone 0800 444202. The Green Deal may enable you to meet your home warmer and cheaper to run.



SERVICES

Mains electricity and water. Private drainage - septic tank. Oil fired central heating.

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.

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