



'Our Focus Determines Your Reality'



Church Road
Kilndown
Kent
TN17 2RZ



Entrance Hall * Sitting Room * Dining Room
Kitchen with Pantry * W.C.

Principal Bedroom * Two Further Bedrooms
Family Bathroom

Garden * Garage * Off Road Parking



TUCKED AWAY, DETACHED COTTAGE

Built in 1938, this detached cottage occupies a tucked away position in the sought after village of Kilndown. Sitting in approximately 0.2 acres of grounds, the cottage is in need of complete renovation, remaining untouched since its refurbishment in 1995, other than having the electrical wiring checked in 2018.

The entrance hall consists of an entrance hall, a double aspect sitting room with fireplace, dining room, kitchen with pantry and door to the outside, and a w.c. on the ground floor.

On the first floor, there is a principal bedroom with fireplace, a further double bedroom and a good size single bedroom, also available on the first floor is a family bathroom.

There is an attached garage and parking. The garden is laid predominantly to lawn surround with mature trees and shrubs.



KILNDOWN

The village of Kilndown is located just outside the popular village of Goudhurst with its variety of village shops. Kilndown boasts a local public house renowned for its food, a pretty Church, the Quarry Centre and a Village Hall which offers Adult Education Classes.

For those who like to indulge in a bit of rest and relaxation, nearby Risebridge offers a members only Health Club.

SCHOOLS AND CONNECTIONS

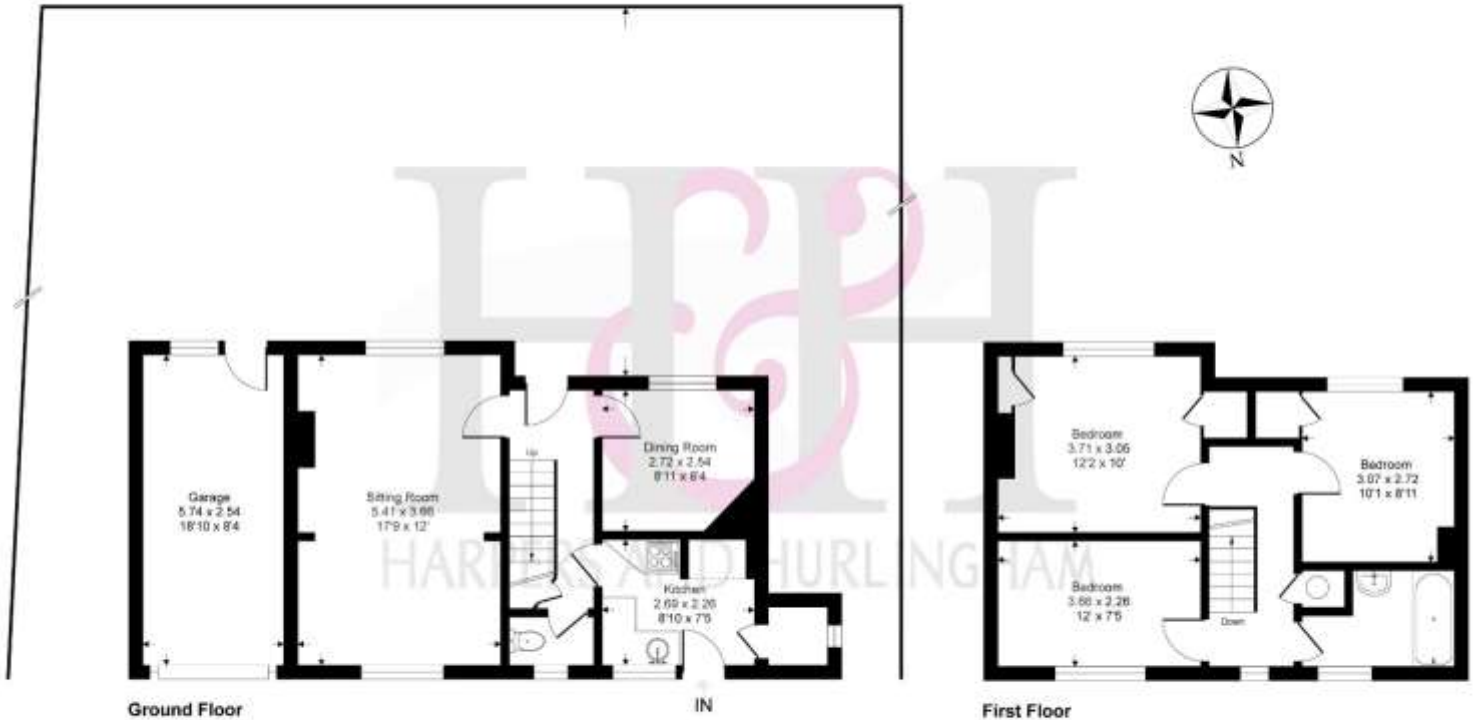
In addition to Cranbrook School, there are other excellent public and state schools for children of all ages, including Bethany, Benenden School, Marlborough House, St Ronans and Dulwich Prep School in the area.

Kilndown is conveniently situated for access to the A21, London and the South Coast. Rail links to London from nearby Paddock Wood, Marden and Staplehurst (London Bridge approx. 50-55 minutes).



Quarry House, TN17

Approximate Gross Internal Area = 88 sq m / 943 sq ft
Approximate Garage Internal Area = 14 sq m / 153 sq ft
Approximate Total Internal Area = 102 sq m / 1096 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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SERVICES

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

Tunbridge Wells Borough Council - Council Tax Band E

EPC Rating: E

The National Trust own the track, so used by the public. UK Power Networks have a telegraph pole on the boundary and pay £1.15 per annum.

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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