



'Our Focus Determines Your Reality'



North Road
Goudhurst
Kent
TN17 1JJ



Reception Hall * Sitting Room * Family Room * Office
Kitchen/Dining Room * Utility Room * Cloakroom * Boot Room
Boiler Room

Principal Bedroom Suite * Guest Bedroom Suite
Three Further Bedrooms * Family Bath and Shower Room

Enclosed Garden * Off Road Parking



STRIKING DETACHED FAMILY HOME

Built in 1968 and extensively re-modelled in 2017, this striking, detached family home offers light-filled, spacious accommodation presented in immaculate order throughout.

The layout consists of a reception hall opening into a stunning kitchen/dining room with door opening onto an expansive terrace which in turn can be accessed from the double access sitting room, there is also a family room, utility room, boot room, boiler room and cloakroom on the ground floor. On the first floor there is a principal bedroom suite and a guest bedroom suite both of which comprise of a bedroom, ensuite shower room and dressing room, three further bedrooms and a family bath and shower room.

Occupying a semi-rural position, set in approximately 0.5 acres and surrounded by countryside, a drive sweeps to the front of the property to the ample off road parking and past an area of lawn. To the rear the enclosed garden is laid to lawn bordered with mature hedgerow and interspersed with mature trees. An expansive terrace is ideal for outside entertaining.



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.

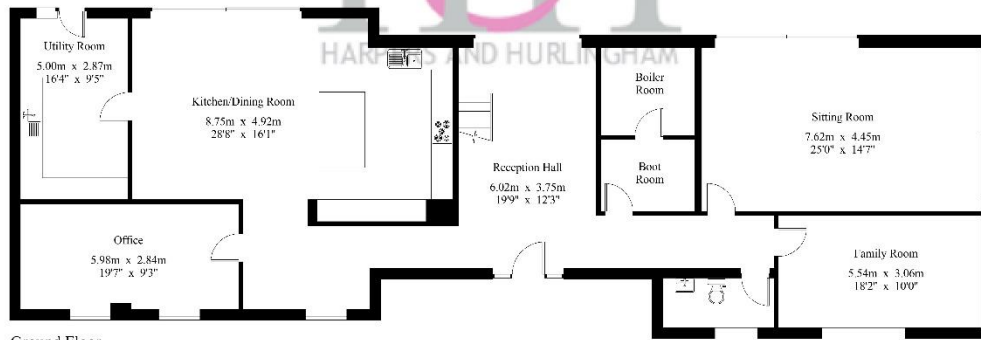
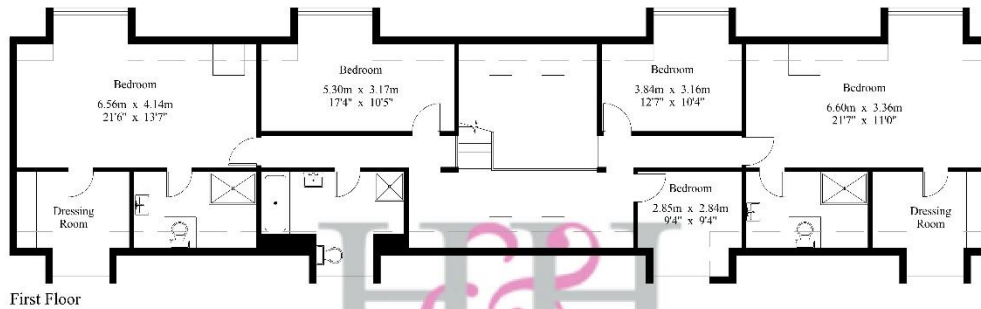
The Mainline stations at nearby Paddock Wood, Marden and Staplehurst offer regular trains into London. The A21 provides access to the M25 Motorway to the North and South.



Birches

Gross Internal Area : 354.4 sq.m (3,816 sq.ft.)

----- Restricted Height



For Identification Purposes Only.

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SERVICES

Mains electricity and water. Oil fired central heating. Private cess pit drainage located in back garden.

EPC Rating: D

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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