



'Our Focus Determines Your Reality'



Clayhill
Goudhurst
Kent
TN17 1BD



Entrance Hall * Sitting Room * Dining/Family Room
Kitchen * Ground Floor Utility/Shower Room

Principal Bedroom * Two Further Bedrooms * Family Bathroom

Attractive Enclosed Garden



CHARMING ELEVATED FAMILY HOME

Presented in immaculate order throughout, with features including wrought iron fireplaces, sash windows and shutters, this charming family home sits in an attractive garden and occupies an elevated position in the much sought after village of Goudhurst.

The accommodation consists of an entrance hall, a sitting room with fireplace, a dining/family room also with a fireplace with log burning stove, a fitted kitchen with door to outside and a utility/shower room on the ground floor.

On the first floor there is a principal bedroom with built-in storage, a fireplace and shuttered sash window, a second double bedroom again with built-in storage and a fireplace, a further bedroom and a family bathroom.

Steps lead to a gravel footpath and the front door. A gate opens onto a path leading to a paved terrace with steps to the elevated lawn and garden store.



GOUDHURST

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

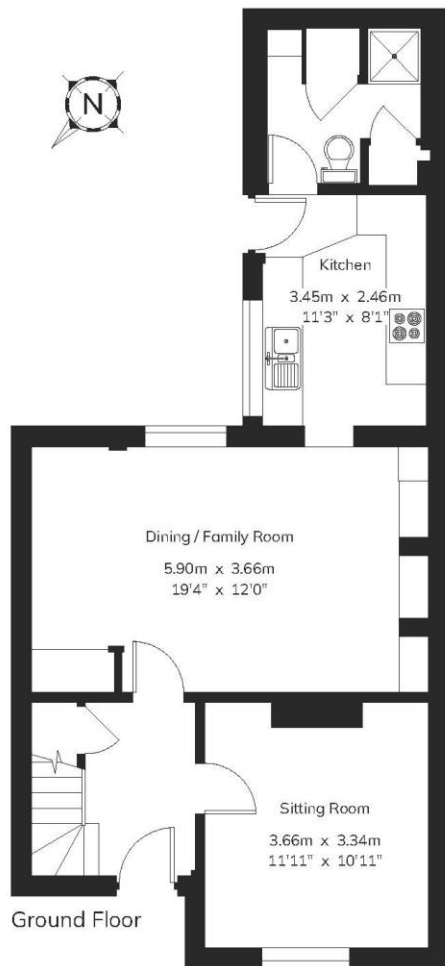
The village offers a wide variety of shops including a Village Shop, Post Office and Newsagent. A Bakers and Pharmacy, two Hairdressers, Doctors Surgery, Veterinary Surgery, and local pubs offering good food.

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, St. Ronan's, 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.





2 Hillside Cottages

Gross Internal Area : 101.2 sq.m (1,089 sq.ft.)

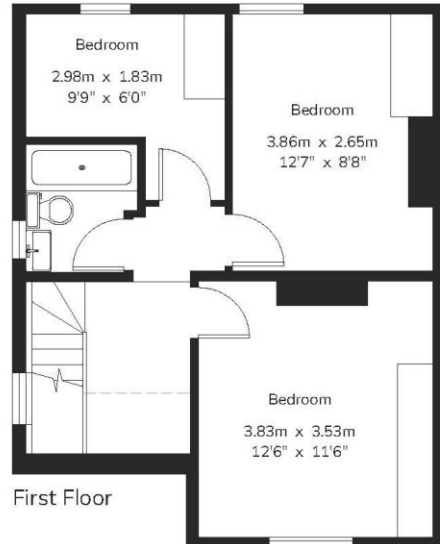


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----- Restricted Height



SERVICES

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

Tunbridge Wells Borough Council - Council Tax Band D

EPC Rating: 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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