



'Our Focus Determines Your Reality'



North Road
Goudhurst
Kent
TN17 1HY



Entrance Hall * Kitchen/Breakfast Room * Family Room/Bedroom
Study * Utility Room * Cloakroom

Sitting/Dining Room * Two Double Bedrooms
Family Bathroom

Principal Bedroom Suite * Further Double Bedroom, Ensuite

Enclosed Garden * Roof Terrace * Integral Garage * Off Road Parking



STRIKING NEW BUILD WITH STUNNING VIEWS

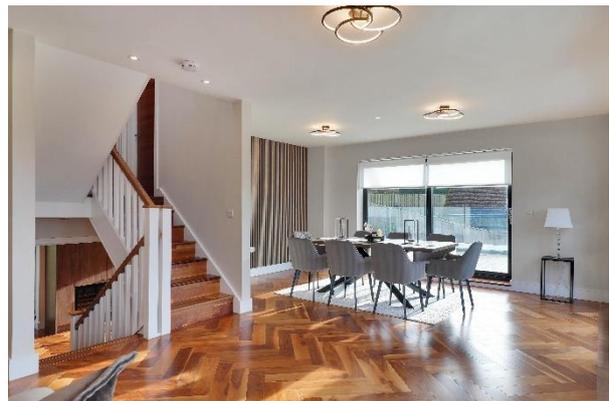
This striking, detached family home, spans three floors to take full advantage of the stunning far reaching views.

With Walnut wood flooring and underfloor heating throughout the living space, and carpets and radiators in the bedrooms, the well-proportioned accommodation consists of an entrance hall leading to a flexible double aspect family room, dining room or fifth bedroom, a study, cloakroom and utility room and door to the integral garage with electric door. Stairs lead from the entrance hall to the kitchen/breakfast room. Doors on each side and the back wall lead to the garden.

Further steps lead to the first floor sitting/dining room with access to a balcony and the roof terrace from which to enjoy the views. Two double bedrooms and a family bathroom are accessed via further stairs. A further flight of stairs leads to the principal bedroom suite comprising a bedroom with Juliette balcony, ensuite shower room and dressing area. There is a further double bedroom with ensuite shower room.

Outside a paved driveway provides off road parking and leads to the garage. The enclosed garden to the rear wraps around the property and a gate in the fence opens to a footpath leading to the village centre.

Additional benefits to the property are Cat 6 wiring and a BuildZone Warranty with seven years remaining.



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.

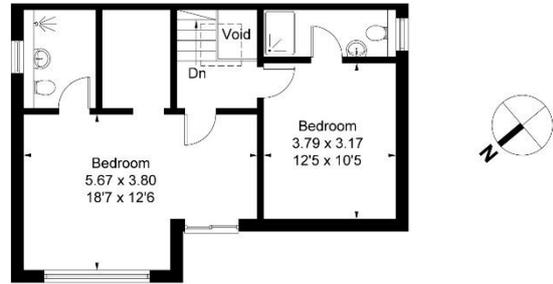
SCHOOLS AND CONNECTIONS

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, St. Ronan's and Dulwich School as well as the Boys' and Girls' Grammar Schools in Tonbridge and Tunbridge Wells.

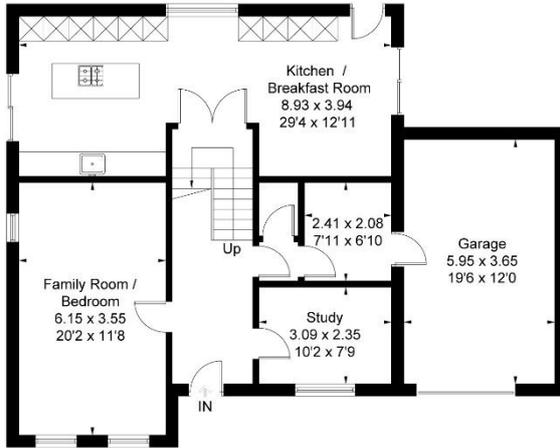
The Mainline stations at nearby Paddock Wood, Marden and Staplehurst offer regular trains into London. The A21 provides access to the M25 Motorway to the North and South.



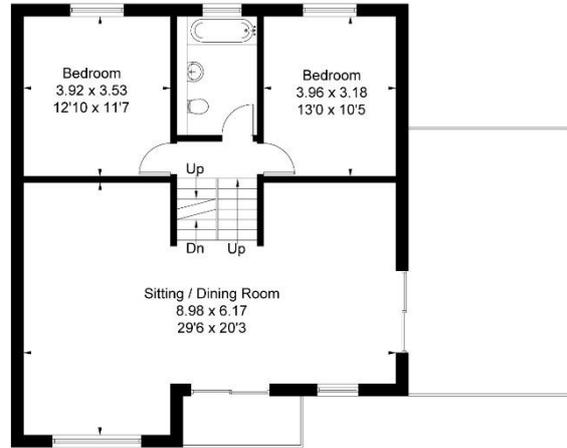
Approximate Area = 220.3 sq m / 2371 sq ft
Garage = 21.7 sq m / 233 sq ft
Total = 242.0 sq m / 2604 sq ft



Second Floor



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 304854



SERVICES

Mains electricity, water and drainage. LPG, tank to be buried, for central heating. Underfloor heating accept in bedrooms - radiators.

EPC Rating: C – full details available on request

Tunbridge Wells Borough Council - Council Tax Band G

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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