



'Our Focus Determines Your Reality'



Balcombes Hill
Goudhurst
Kent
TN17 1AT



Sitting Room * Kitchen/Dining/Living Room * Study
Bedroom * Shower Room

Principal Bedroom * Two Further Bedrooms
Family Bathroom

Enclosed Garden * Garage * Off Road Parking



ATTRACTIVE FAMILY HOME WITH A CONTEMPORARY TWIST

This attractive family home was built in the 1930s with the addition of a contemporary extension in 2018. Situated in an Area of Outstanding Natural Beauty, the principal bedroom takes full advantage of the views from a Juliette balcony.

The well-presented accommodation consists of a sitting room, a kitchen/dining/living room with a log burning stove and doors to the terrace, the kitchen is a newly installed Krieder kitchen with a Quooker tap, there is also a study, double aspect bedroom and shower room on the ground floor. There are built-in Bluetooth speakers in the kitchen and the sitting room and full fibre broadband is available.

On the first floor there is a principal bedroom with built-in storage and Juliette balcony, two further bedrooms and a family bathroom.

Outside there are two driveways providing off road parking together with a garage. The enclosed garden is laid to lawn with mature planting and trees, a wild meadow area to attract wildlife, and as a raised bed vegetable garden. A terrace is ideal for outside entertaining.

The property is conveniently located in the much sought after village of Goudhurst within both the Cranbrook and Goudhurst School Catchment Areas.



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 and Dulwich Prep School as well as the Boys' and Girls' Grammar Schools in Tonbridge and Tunbridge Wells.

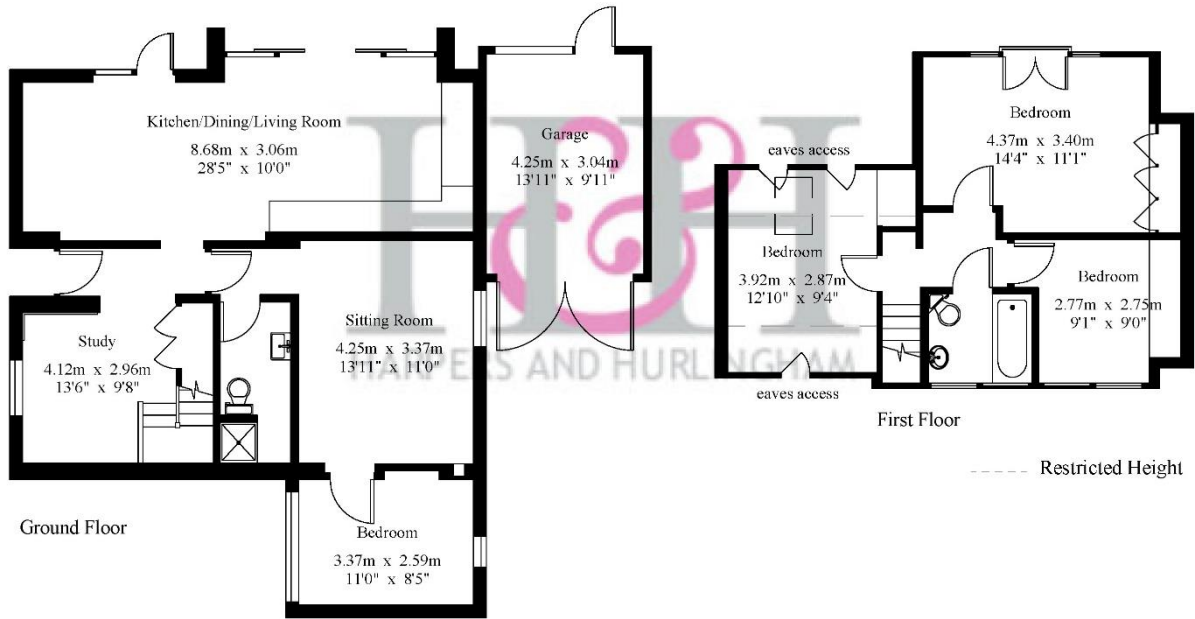
The Mainline stations at nearby Paddock Wood, Marden and Staplehurst offer regular trains into London. The A21 provides access to the M25 Motorway to the North and South.



Carolyn



Gross Internal Area : 133.4 sq.m (1,436 sq.ft.)
(Including Garage)



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SERVICES

Mains electricity, water and drainage. Air-to-air heat pump and wood burner.

EPC Rating: D – full details available on request

Tunbridge Wells Borough Council - Council Tax Band E

Tunbridge Wells Borough Council Planning - 16/06942/FULL

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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