



'Our Focus Determines Your Reality'



Church Road  
Kilndown  
Kent  
TN17 2SF



Sitting Room \* Kitchen/Dining Room  
Boot Room \* Utility Room

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Principal Bedroom Ensuite  
Two Further Double Bedrooms, One Ensuite  
Family Bathroom

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Established Enclosed Garden \* Summerhouse  
Garage with Guest Bedroom and Shower Room Above  
Off Road Parking





## SPACIOUS DOUBLE FRONTED COTTAGE

Presented in immaculate order throughout, this charming, deceptively spacious, double fronted cottage is situated within the popular village of Kilndown. The cottage has much to offer from the double aspect kitchen/dining room flooded with light from a roof lantern to the cellar converted to provide a well-appointed utility room whilst outside there is a delightful garden and summerhouse, as well as a double garage with a room above, ideal for a home office or guest bedroom with ensuite shower room.

The accommodation consists of a sitting room with fireplaces and log burners at each end the room, a double aspect kitchen/dining room with roof lantern and steps down to the boot room with door to the garden. Stairs lead from the boot room to the utility room in the cellar.

On the first floor there is a double aspect principal bedroom with ensuite shower room, two further double bedrooms, one with ensuite shower room, and a family bathroom.

Outside there is an attractive paved and gravel garden interspersed with flower and shrub beds. To the side of the house there is an area of lawn bordered with mature hedging, a paved terrace and a summerhouse. A brick drive leads to the double garage with bedroom and shower room above.



## KILNDOWN

The village of Kilndown is located just outside the popular village of Goudhurst with its variety of village shops. Kilndown boasts a restaurant, a community shop, a pretty Church, the Quarry Centre and a Village Hall which offers Adult Education Classes.

## 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, 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).



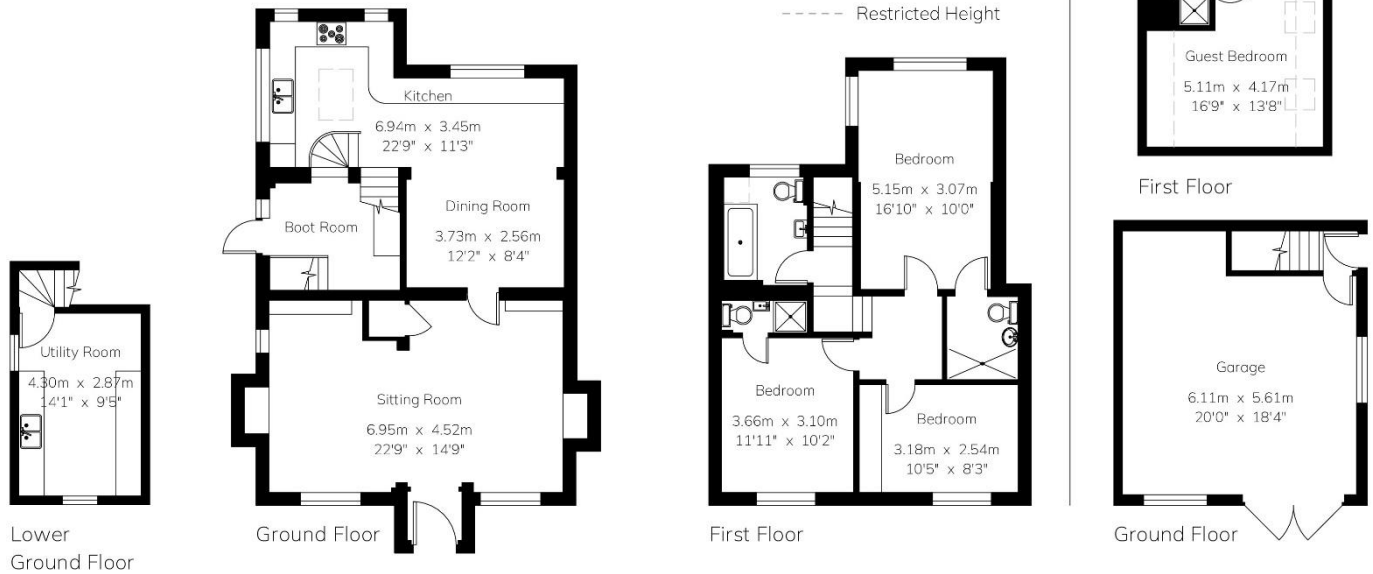


## Pondside Cottage

House - Gross Internal Area : 144.7 sq.m (1557 sq.ft.)

Garage - Gross Internal Area : 56 sq.m (602 sq.ft.)

Summer House - Gross Internal Area : 10.8 sq.m (116 sq.ft.)



## SERVICES

Mains electricity, water and drainage. Oil fired central heating and hot water. Solar thermal option for hot water. Underfloor heating in the family bathroom and room above the garage.

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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