



'Our Focus Determines Your Reality'



The Old Parsonage
Balcombes Hill
Goudhurst
Kent
TN17 1AT



Entrance Hall * Sitting/Dining Room * Kitchen
Principal Bedroom with Ensuite
Further Double Bedroom * Family Shower Room

Attractive Enclosed Garden * Off Road Parking

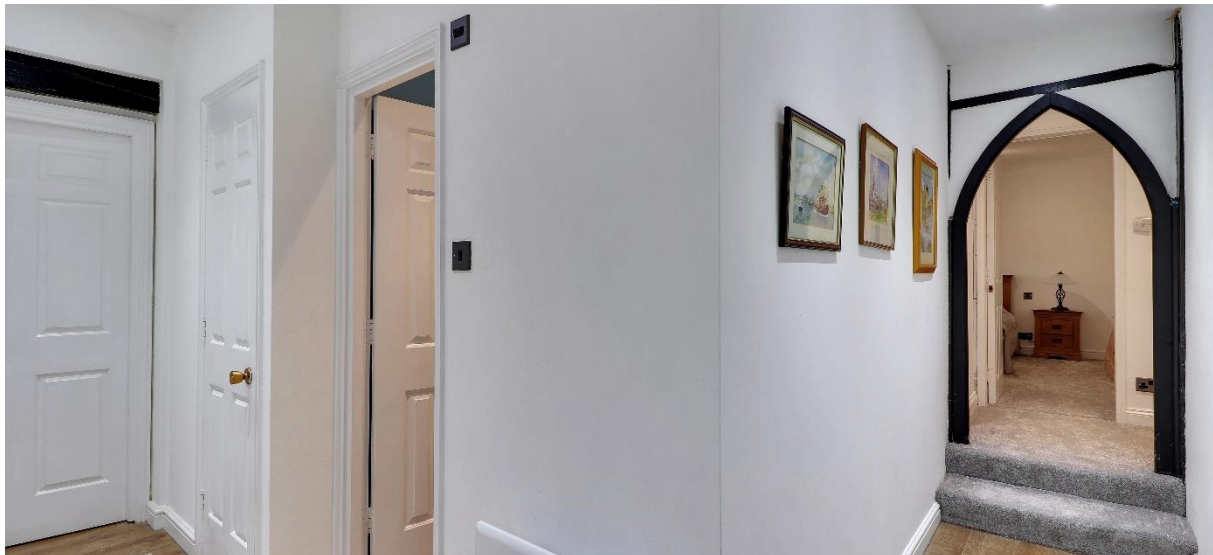


CHARMING GROUND FLOOR APARTMENT

This charming ground floor apartment is one of seven within the building, which although tucked away is positioned centrally within the sought after village of Goudhurst. Having undergone extensive renovation, the apartment is presented in immaculate order throughout and benefits from its own attractive private garden.

The accommodation consists of an entrance hall, double aspect sitting/dining room featuring a fireplace with log burning stove and doors to the terrace, and a fitted kitchen with underfloor heating; also included there is a principal bedroom with ensuite bath and shower room, a further double aspect double bedroom and a family bathroom.

Outside there is an allocated parking space and a path leads from the parking to the front door. A gate in the adjoining brick wall leads through to the enclosed garden to the rear which is laid to lawn bordered with mature hedging. The garden also boasts established flower and shrub beds, an elevated terrace and a veranda created by a balcony from the apartment above.



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

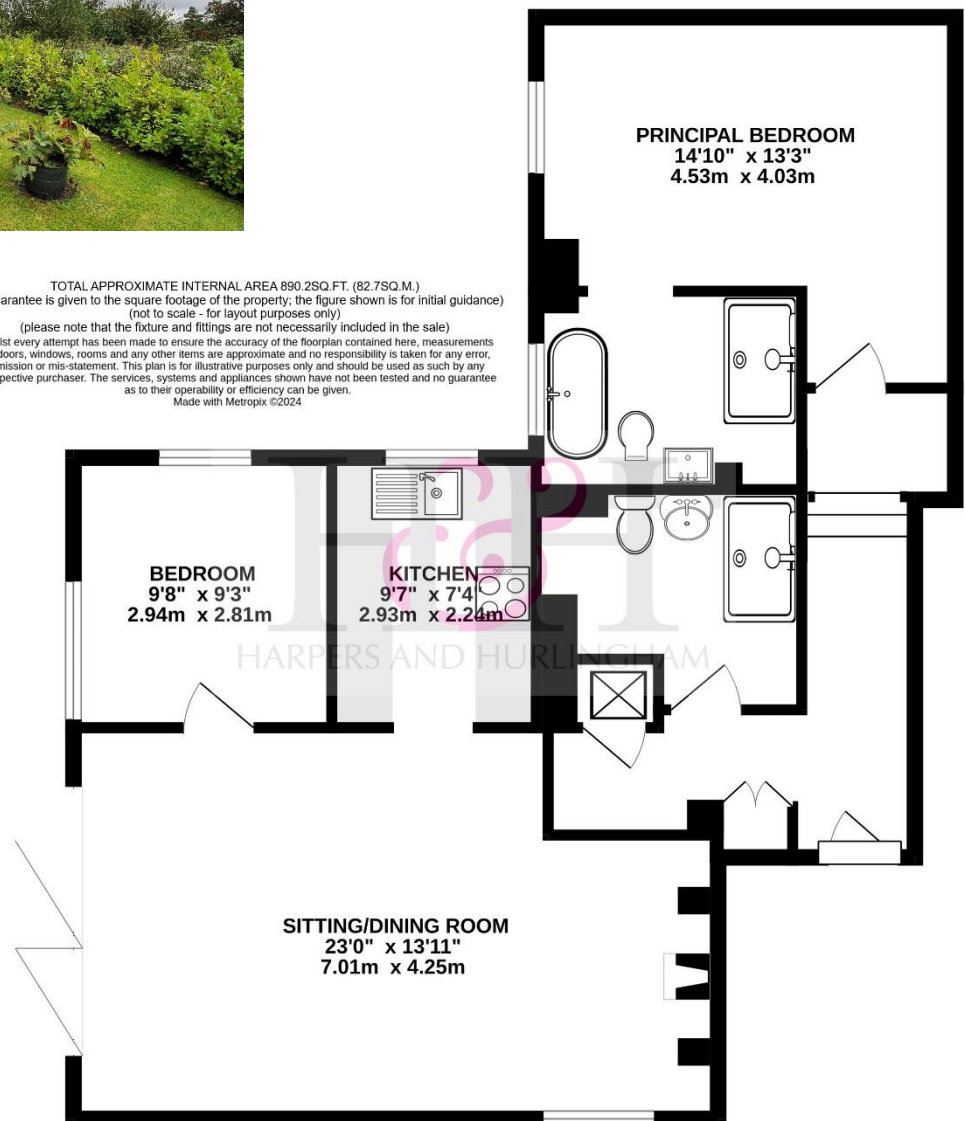
The Mainline stations at nearby Paddock Wood, Marden and Staplehurst offer regular trains into London. The A21 provides access to the M25 Motorway to the North and South.





GROUND FLOOR

TOTAL APPROXIMATE INTERNAL AREA 890.2SQ.FT. (82.7SQ.M.)
(no guarantee is given to the square footage of the property; the figure shown is for initial guidance)
(not to scale - for layout purposes only)
(please note that the fixture and fittings are not necessarily included in the sale)
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

Mains electricity, water and drainage. Electric central heating.

Tunbridge Wells Borough Council - Council Tax Band D

EPC Rating: E

The seven apartments all have a share of the freehold.

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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