



'Our Focus Determines Your Reality'

THE OLD SCHOOL  
Goudhurst  
Kent  
TN17 1AF



Guide Price £725,000

Sitting Room \* Garden Room  
\* Kitchen, Breakfast Room/Conservatory \*  
\* Cloakroom \*

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Master Bedroom with Ensuite \*  
Two Further Double Bedrooms \* Family Bathroom

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Picturesque Gardens \* Garage \*  
Off Road Parking



## Delightful Family Home in Sought after Village

This delightful immaculately presented family home, built in 1999 is situated in a small, tucked away development of only eight properties in the centre of the village of Goudhurst which offers a range of local amenities.

The accommodation consists of an entrance hall, sitting room with doors opening onto the gardens, further reception room with doors to the garden, Kitchen with Conservatory/breakfast room and a cloakroom. The delightful terrace is very picturesque and private.

The first floor offers a master bedroom with ensuite shower room, two further double bedrooms and a family bathroom.



## GOUDHURST

Goudhurst is popular for many reasons including its sought-after village primary school and its location within the Cranbrook School Catchment Area.

The village centre provides amenities including a highly rated doctors' surgery, pharmacy, hairdresser, pubs, tea rooms, veterinary surgery, ancient church and pretty duck pond. It is a short drive to the local town of Tunbridge Wells with plenty of shopping and recreational facilities - the ideal location for those looking for the best of both worlds.

## 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 trains, taking just under an hour into Central London. The nearby A21 provides access to the M25 Motorway to the North and South.



TOTAL APPROXIMATE INTERNAL FLOOR AREA 1,188.75 SQ. FT. (110.45 SQ. M.)  
 (no guarantee is given to the square footage of the property; the figure shown is for initial guidance only)  
 (not to scale - for layout purposes only)  
 (please note that the fixtures 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   C	81   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### SERVICES

LPG fired central heating. Mains drainage.

Tunbridge Wells Borough Council - Council Tax Band F

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

### DIRECTIONS

From our office in Cranbrook, proceed along Stone Street to the Wilsley Pound Roundabout. Take the 1st exit signed Goudhurst. Continue into Goudhurst pass the pond on your left-hand side and The Old School is the next left turn.





The Old School TN17 1AF

**Harpers and Hurlingham Property  
Consultants**

The Corner House, Stone Street,  
Cranbrook, Kent TN17 3HE

Tel: 01580 715400

[enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)

[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)