



'Our Focus Determines Your Reality'



Church Road  
Kilndown  
Kent  
TN17 2RY



Entrance Hall \* Sitting Room \* Kitchen/Dining Room  
Utility Room \* Cloakroom \* Storeroom

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Principal Bedroom Ensuite \* Two Further Double Bedrooms  
Family Bathroom

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Established Enclosed Garden with Paved Terrace  
Workshop with Room Over \* Off Road Parking



## FAMILY HOME IN ELEVATED POSITION

Occupying an elevated position in the sought-after village of Kilndown and sitting in grounds of just under 0.2 acres backing onto the Scotney Castle Estate, this stylish family home is presented in immaculate order throughout. The brick and tile-built property is believed to date from the 1930s with later additions including a detached brick-built workshop with room above.

The accommodation consists of an entrance hall, sitting room with fireplace and log burning stove, a kitchen/dining room with pantry, doors to the garden and a roof lantern providing additional natural light, a utility room with door to outside, cloakroom and a storeroom on the ground floor.

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

To the front of the property, the drive provides ample off-road parking and is bordered with an area of lawn, mature hedging and established flower and shrub beds. A gate opens onto a brick terrace running the width of the property with a covered paved terrace ideal for outside entertaining. The brick path continues down the side of the lawn to the detached workshop with room above, at the end of the garden where there is a gate leading into Scotney Castle Estate. The garden is enclosed by mature hedge on either side, and benefits from well-stocked flower and shrub beds.



## KILNDOWN

The village of Kilndown is located just outside the popular village of Goudhurst with its variety of village shops. Kilndown boasts a local public house renowned for its food, a pretty Church, the Quarry Centre which runs as a village shop on a Saturday and a Village Hall which offers Adult Education Classes.

## SCHOOLS AND CONNECTIONS

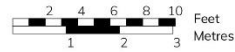
In addition to Cranbrook School, there are other excellent public and state schools for children of all ages, including Bethany, Benenden School, St Ronans and Dulwich School in the area.

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).

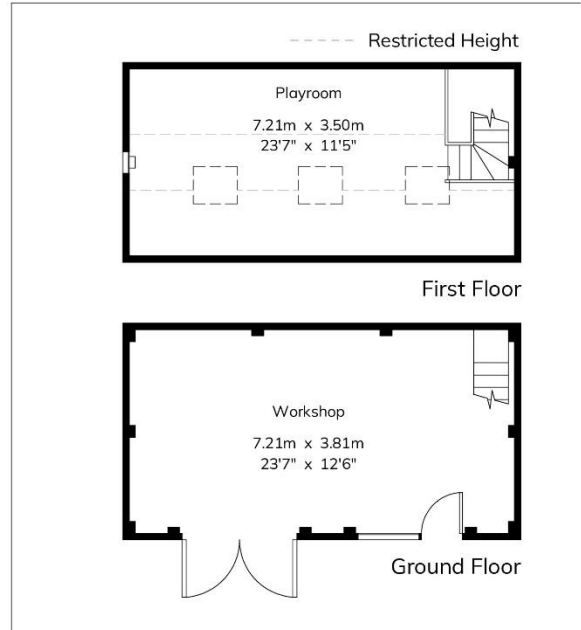
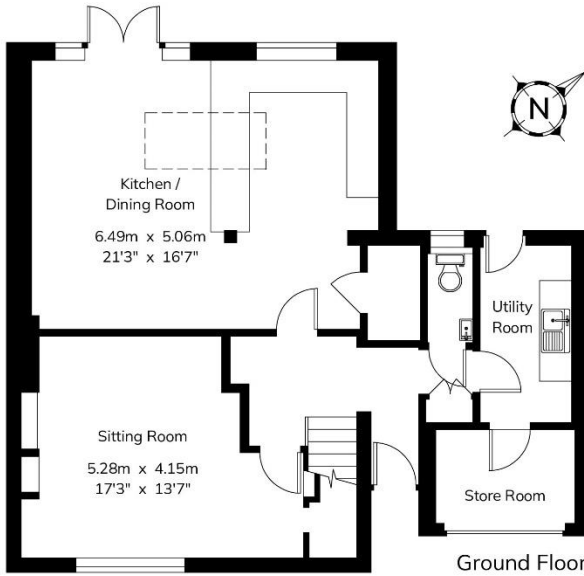
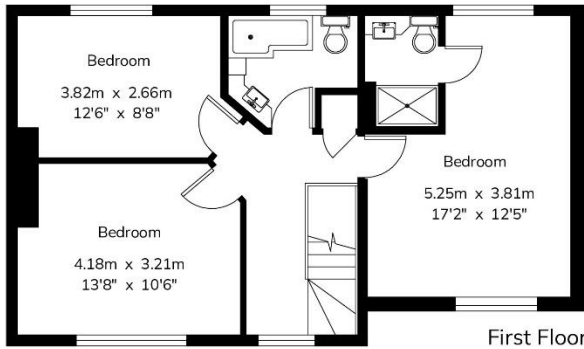


# 1 Highdown Cottages

House - Gross Internal Area : 138.4 sq.m (1,489 sq.ft.)  
Outbuilding - Gross Internal Area : 52.6 sq.m (566 sq.ft.)



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## SERVICES

Mains electricity, water and drainage. Oil fired central heating.

EPC Rating: D

Tunbridge Wells Borough Council - Council Tax Band D

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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