



‘Our Focus Determines Your Reality’



The Old Parsonage
Balcombes Hill
Goudhurst
Kent
TN17 1AT



Entrance Hall * Sitting/Dining Room * Kitchen
Principal Bedroom with Door to Balcony
Further Double Bedroom * Family Shower Room

Balcony with Far-Reaching Views * Off Road Parking



ATTRACTIVE FIRST FLOOR APARTMENT

This attractive first floor apartment is one of seven within the building, which although tucked away is positioned centrally within the sought after village of Goudhurst. The deceptively spacious apartment enjoys far reaching views across the roof tops and beyond.

The accommodation consists of an entrance hall with an area that can be used as a study, a stunning double aspect sitting/dining room with a bay window enjoying the far reaching views, a fireplace and a butler's pantry, and a fitted kitchen with door to the balcony; also included there is a principal bedroom with door to the balcony, a further double aspect double bedroom and a family shower room.

Outside the apartment is entered through the main door to the building with stairs leading to the 'front' door on the first floor. There is a good size balcony, ideal for garden furniture and a plant pot garden. The apartment also benefits from an allocated off-road parking space.



GOUDHURST

Goudhurst is popular for many reasons, one of which is its location within the Cranbrook School Catchment Area.

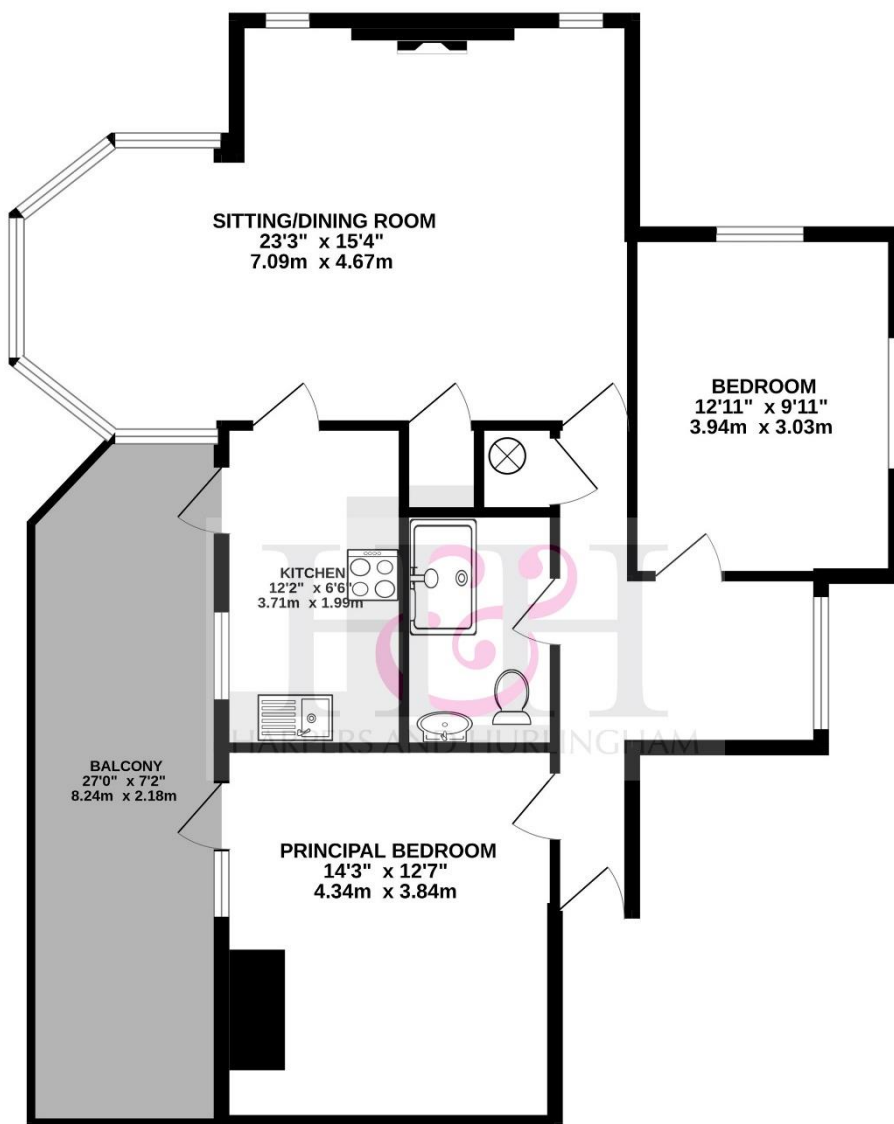
The village offers a wide variety of shops including a Village Shop, Post Office and Newsagent. A Bakers and Pharmacy, two Hairdressers, Doctors Surgery, Veterinary Surgery, and local pubs offering good food.

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, 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.





TOTAL APPROXIMATE INTERNAL FLOOR AREA 881.6SQ.FT. (81.9SQ.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 fixtures and fittings are 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: C

The seven apartments all have a share of the freehold.

No ground rent. Annual service charge £1,200 covering maintenance.

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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