



'Our Focus Determines Your Reality'



Church Road  
Kilndown  
Kent  
TN17 2SA



Entrance Hall \* Sitting Room \* Kitchen/Dining Room  
Shower Room

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Two Double Bedrooms \* Two Further Bedrooms

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Enclosed Garden \* Garage \* Off Road Parking



## ATTRACTIVE ATTACHED PERIOD COTTAGE

Believed to date from the 1800s with later additions, this attractive cottage sits in an established enclosed garden and is situated in the sought after village of Kilndown.

The accommodation consists of a spacious entrance hall, a double aspect kitchen/dining room, with log burning stove as well as a door to the garden, opening into a triple aspect sitting room. A shower room completes the ground floor.

On the first floor there are two double bedrooms and two further bedrooms, all have built-in storage.

The cottage comes with planning permission for a two storey extension to replace the earlier single storey extension, creating a principal bedroom with ensuite, turning one of the existing bedrooms into a family bathroom and replacing the existing garage. Planning reference: 24/01810/FULL

Outside there is off road parking and a detached garage together with a front garden laid to lawn. A gate opens to access the garden to the rear which is again laid predominantly to lawn with a brick built garden store and vegetable garden.



## 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.

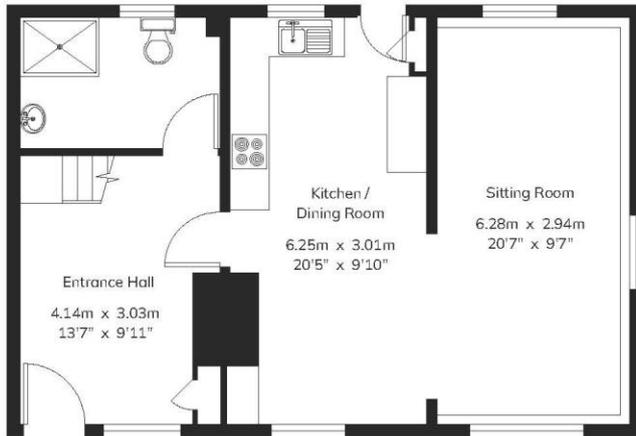
Kilndown is conveniently situated for access to the A21, London and the South Coast. Rail links to London from nearby Paddock Wood, Marden and Staplehurst (London Bridge approx. 50-55 minutes).



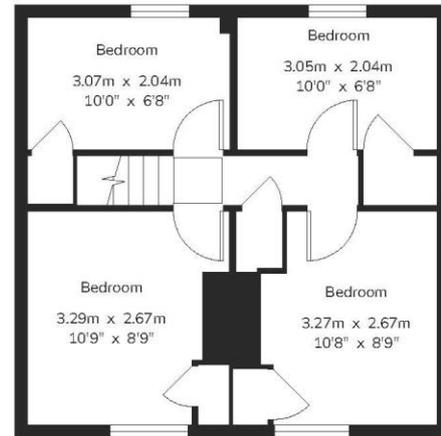
## 3 Whites Cottage



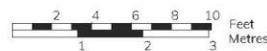
House - Gross Internal Area : 97.2 sq.m (1046 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.  
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## SERVICES

Mains electricity, water and drainage. LPG central heating, tank in garden. Fibre is connected to the property.

Tunbridge Wells Borough Council - Council Tax Band D

EPC Rating: E

Planning reference: TWBC 24/01810/FULL

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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