



‘Our Focus Determines Your Reality’



Jarvis Lane
Goudhurst
Kent
TN17 1LB



Entrance Hall * Sitting/Dining Room * Study
Fitted Kitchen
Two Double Bedrooms * Family Bath/Shower Room

Enclosed Garden * Off Road Parking



SINGLE STOREY HOME IN NEED OF UPDATING

In need of some updating, this brick and timber single storey property occupies a semi-rural country lane location in the hamlet of Curtisden Green, on the outskirts of the sought after village of Goudhurst. Sitting in an enclosed garden, both the property and the garden provide a blank canvas.

The current configuration allows for an entrance hall, a double aspect sitting/dining room with fireplace and log burning stove together with a door to the garden, a study and a fitted kitchen. The accommodation is completed with steps from the entrance hall leading to two double bedrooms and a family bath/shower room.

There is an area of lawn to the front of the property with a path leading to the front door, and mature shrub and trees. The enclosed garden to the rear is laid to lawn with established shrubs and hedging, together with mature trees on the border. There is off-road parking for one car.



GOUDHURST

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

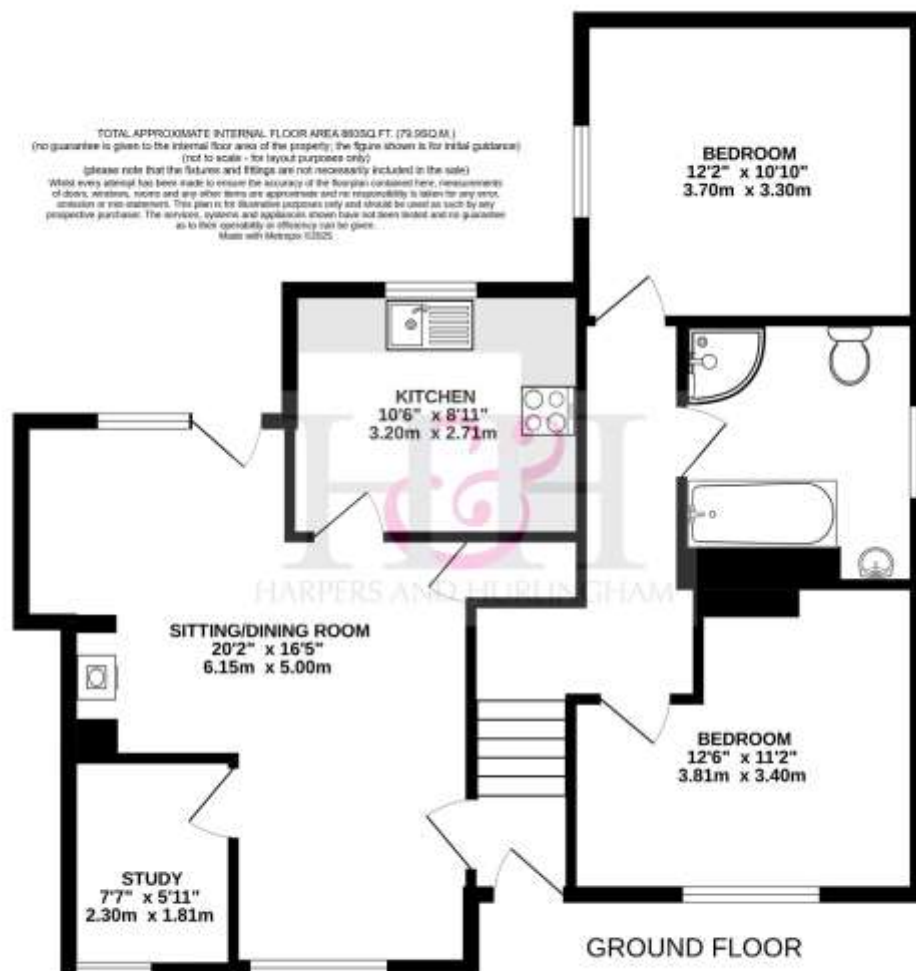
The village offers a wide variety of shops including a Village Shop, Post Office and Newsagent. A Bakers and Pharmacy, two Hairdressers, Doctors Surgery, Veterinary Surgery, and local pubs offering good food.

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 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.





SERVICES

Mains electricity and water. Oil fired central heating. Shared Klargester sewage treatment plant.

Tunbridge Wells Borough Council - Council Tax Band D

EPC Rating: E

Shared maintenance of Klargester.

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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