

# GOUDHURST KENT



NORTH ROAD, GOUDHURST, KENT TN17 1JR

## Striking Attached Period Property

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

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Attic \* Two Untanked Cellars

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Master Bedroom with Ensuite \* Four Double Bedrooms, One Ensuite \* Bedroom/Study  
Family Bathroom \* Cloakroom

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Gardens and Grounds \* Garage Block \* Off Road Parking

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Cranbrook School Catchment Area

Believed to date from circa 1863 with later additions, this striking, unlisted character property offers a unique and exciting opportunity, on the outskirts of the popular village of Goudhurst.

Oozing with character from oak floorboards to Victorian fireplaces, the accommodation consists of a stunning entrance hall with, oak pillars, beams and arches and a fireplace with wood burning stove; a substantial drawing room with open fireplace and French windows which open to the gardens, a sitting room with fireplace and bow windows, a dining room with fireplace and doors to the paved terrace, a farm-style kitchen/breakfast room with Aga and a shower room on the ground floor.

On the first floor there is a master bedroom with ensuite bathroom and four further double bedrooms, one with an ensuite shower room and most with Victorian fireplaces. There is also a study/bedroom, a family bathroom and a separate cloakroom.

An attic runs the length of the house and there are two untanked cellars.

Outside there is a detached garage block with room above and ample off road parking. The gardens are laid predominantly to lawn interspersed with a variety of mature trees, there is also a pond.

### Harpers and Hurlingham

The Corner House  
Stone Street  
Cranbrook  
Kent  
TN17 3HE

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





This striking property is located on the outskirts of the sought after village of Goudhurst. Popular for many reasons, one of which is its location within the Cranbrook School Catchment Areas.

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

The local Primary School enjoys an excellent reputation having recently achieved an outstanding Ofsted report and in addition to this and the Cranbrook School there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy 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.

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

Tunbridge Wells Borough Council - Council Tax Band G

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

**Energy Performance Certificate**

**STP**

Name: David  
 Name: David  
 Qualifier: CHANGING  
 (EPC) LAR

Display Name: David  
 Date of assessment: 18 August 2011  
 Date of certificate: 18 August 2011  
 Reference number: 10254/12/100/2011/000  
 Type of assessment: Full  
 Type of building: 300-sq-ft

This property's performance is rated in terms of the energy use per square metre of floor area, energy efficiency, heat loss and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

**Energy Efficiency Rating**

Band A	92-100
Band B	81-91
Band C	69-80
Band D	55-68
Band E	49-54
Band F	39-48
Band G	35-38

**Environmental Impact (CO<sub>2</sub>) Rating**

Band A	15-20
Band B	21-25
Band C	26-30
Band D	31-35
Band E	36-40
Band F	41-45
Band G	46-50

**England & Wales**

The energy efficiency rating is a measure of the overall efficiency of a house. The higher the rating, the more energy efficient the house is and the more the bills are likely to be.

The environmental impact rating is a measure of a house's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact there is on the environment.

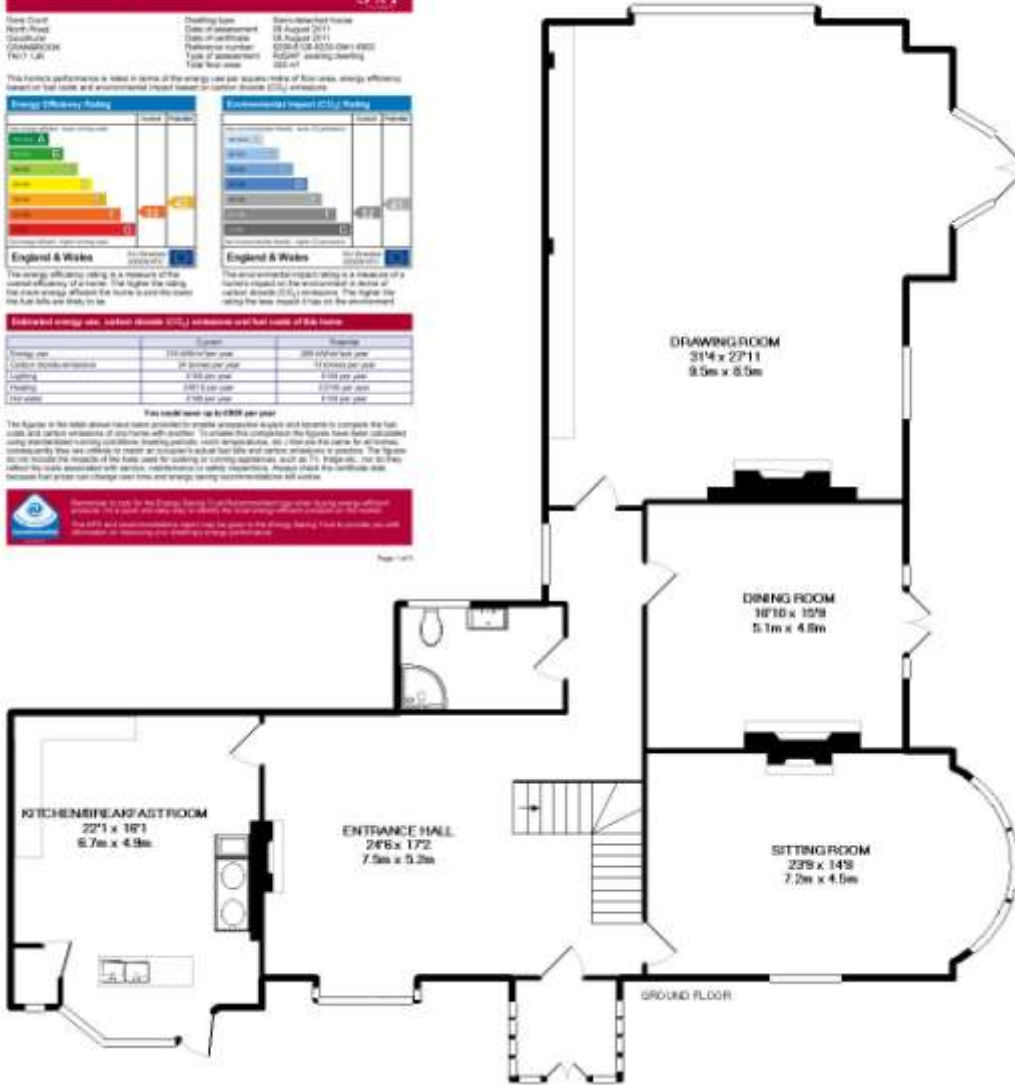
**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this house**

Energy use	Carbon	Expense
Electricity	24 kWh per year	260 kWh per year
Central heating	14 kWh per year	14 kWh per year
Lighting	2 kWh per year	2 kWh per year
Hot water	240 kWh per year	230 kWh per year
Gas boiler	230 kWh per year	230 kWh per year

This could save up to £200 per year.

The figures in this table about how much energy is used to provide heating, hot water and electricity to power the house are based on the assumption that the house is occupied by a typical household. The figures are based on the assumption that the house is occupied by a typical household. The figures are based on the assumption that the house is occupied by a typical household.

Remember to look for an Energy Saving Certificate when you buy a new energy efficient product. It will give you advice on how to use the product to save energy and money.



TOTAL APPROX. INTERNAL FLOOR AREA 4167SQ.FT (387.15SQ.M)  
 (not to scale - for layout purposes only)  
 (please note that the fixtures and fittings are not necessarily included in the sale)  
 While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. The plan is for illustrative purposes only and should be used as such for any prospective purchase. The plan is not to scale and all areas shown are approximate and no guarantee is made as to their accuracy or reliability. Please call 01323 810000 for more information.



