





AMBLESIDE

GOUDHURST ROAD | CRANBROOK | KENT | TN17 2PT

An individual detached Colt bungalow offering further scope for alteration/extension, subject to PP, complemented by ample parking, a detached double garage, gardens, grounds and woodland, in all extending to approximately 2.95 acres occupying a semi rural location, approximately 2.5 miles from this popular town.

Guide Price £745,000









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Ambleside is an individual detached timber framed Colt bungalow, presenting elevations of timber weatherboard style, set with UPVC double glazed windows, beneath a pitched interlocking concrete tiled roof. The very well-proportioned accommodation includes the sitting/dining room with wood-burning stove, set on a tiled hearth with aspect to the side incorporating sliding patio doors providing access out and a pleasant view across the garden. A UPVC conservatory set on a dwarf brick wall also enjoys a pleasant outlook across the garden. The fitted kitchen/breakfast room includes a breakfast bar, integrated appliances including electric and microwave oven, space and electric points for upright fridge/freezers, fitted larder style cupboard, built-in shelved storage cupboard, a double aspect including sliding door, providing access to outside, with outlook enjoyed out across the garden. An inner hall has an open study area, with built-in storage cupboard and access through to bedroom one, a very well proportioned room with fitted wardrobes, drawers and aspect to side out across the garden. Bedroom two is also a double room with fitted wardrobe and double aspect incorporating sliding door out to the garden. Bedroom one has immediate access to an adjoining shower room, fitted with a white suite. Bedroom two is served by a bathroom, fitted with a modern white suite with hip bath for persons with reduced mobility.

Outside, open access onto a shingle drive leading up to ample parking and a detached timber double garage. The gardens and grounds are a particular feature, running to all sides laid to lawn punctuated with shrubs and trees, including a timber summerhouse, useful poly tunnel with raised beds and pathway. An area of woodland is situated up on the northern boundary and includes a number of timber sheds in various states of disrepair.



- Total floor area approximately 1826 sq ft/ 169.6 sq m
- Entrance porch and hall
- Sitting room/dining room with wood burning stove
- Conservatory
- Fitted kitchen/breakfast room
- Two double bedrooms
- Bathroom and separate Shower room
- Oil fired central heating
- UPVC double glazing
- Gardens grounds and woodland extending to approximately 2.95 acres
- Detached double garage and parking
- Cranbrook town (2.5 miles distance)

DIRECTIONS

From the Wilsley Pound roundabout on the edge of Cranbrook, follow the A262 in the direction of Goudhurst. Continue on for approximately 1 mile where upon the entrance to Ambleside will be found on the right-hand side.

GENERAL

Tenure: Freehold

Services: Mains electricity, and water. Oil fired central heating. Private sewage treatment plant drainage **Local authority:** Tunbridge Wells Borough Council

www.tunbridge wells.gov.uk

Council tax: Band E EPC: E (53)

VIEWING

By appointment only.

Cranbrook Office: 01580 712888.











FLOORPLANS

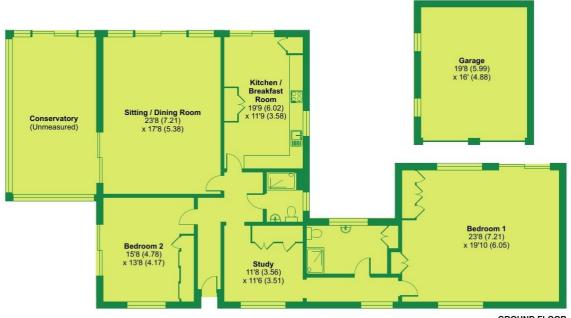
For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Ambleside, Goudhurst Road, Cranbrook, TN17 2PT

Approximate Area = 1826 sq ft / 169.6 sq m (excludes conservatory) Garage = 314sq ft / 29.1 sq m Total = 2140 sq ft / 198.8 sq m

For identification only - Not to scale





GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). @nichecom 2023. Produced for Lambert and Foster Ltd. REF: 995992

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HYTHE, KENT Tel. 01303 814 444 Hillhurst Farm, Stone St, Westenhanger, Hythe, Kent CT21 4HU

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