



Lambert & Foster



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

FREEHOLD



AMBLESIDE

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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.tunbridgewells.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: 959592

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325
77 Commercial Road,
Paddock Wood,
Kent TN12 6DS

CRANBROOK, KENT

Tel. 01580 712 888
Weald Office, 39 High St,
Cranbrook, Kent
TN17 3DN

HYTHE, KENT

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

WADHURST, SUSSEX

Tel. 01435 873 999
Helix House, High Street,
Wadhurst, East Sussex
TN5 6AA

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