



## FINCHCOCKS COTTAGE SOUTH

Riseden, Goudhurst, Cranbrook, Kent, TN17 1HH





## A CHARMING UNLISTED COTTAGE IN A MOST IDYLIC LOCATION

Goudhurst 1.7 miles. Cranbrook 6.3 miles.  
Marden 7.4 miles (London Bridge from 47 minutes).  
Paddock Wood 8 miles (London Bridge from 44 minutes).  
(All times and distances approximate)



Local Authority: Tunbridge Wells Borough Council

Council Tax band: F

Tenure: Freehold

Services: Mains water and electricity. Oil fired heating. Private drainage.

What3words: [///what3words.com/submitted.observer.crossings](https://www.what3words.com/submitted.observer.crossings)





## SITUATION

The property is situated in an idyllic rural location within the High Weald National Landscape Area, yet less than two miles from the beautiful Wealden village of Goudhurst which is well known for its pretty centre with ancient church, duck pond, period buildings, inns and restaurants. Nearby Tunbridge Wells provides an extensive range of shopping, commercial, recreational and cultural facilities, as well as a mainline station. Train services to London are also available from nearby Marden and Paddock Wood.

There is an excellent choice of schooling in the area, in both the state and private sectors, including Goudhurst Primary, Dulwich School in Cranbrook, St Ronan's in Hawkhurst, Benenden School, Kent College at Pembury, Tonbridge and Sevenoaks public schools. There are also grammar schools in Tunbridge Wells and Tonbridge and we understand the property lies within the Cranbrook School Catchment Area.

Local leisure facilities include golf at Lamberhurst, Cranbrook, Dale Hill and Tunbridge Wells; water sports at Bewl Water and the south coast; walking and cycling in surrounding countryside and nearby Bedgebury and Hemsted Forests.







## THE PROPERTY

This charming semi-detached cottage offers flexible and characterful accommodation, as well as numerous outbuildings and land, located in a magical rural setting. The unlisted house is believed to date back to the 1700's and includes a wealth of character features including exposed beams and timbers, and fireplaces.

The front door opens into an entrance porch giving access to the wonderful triple aspect drawing room and the dining room which includes an magnificent inglenook fireplace and a former bread oven creating an alcove seating area. The spacious country kitchen is located at the rear of the home and has windows and a door to the rear as well as a useful utility room and w.c. off. From the drawing room, double doors lead through to a double aspect conservatory with views over the lovely gardens and giving access to the paved terrace.

On the first floor, there are three bedrooms, one of which has an en suite bathroom, and a family shower room. There is a further bedroom located on the second floor as well as an attic room.







## GARDENS AND GROUNDS

The house is approached over a driveway leading to the double garage. A pathway and shallow steps lead to the front door and garden. To the rear of the house, accessed from the conservatory, there is a decked terrace creating the perfect space for al fresco dining.

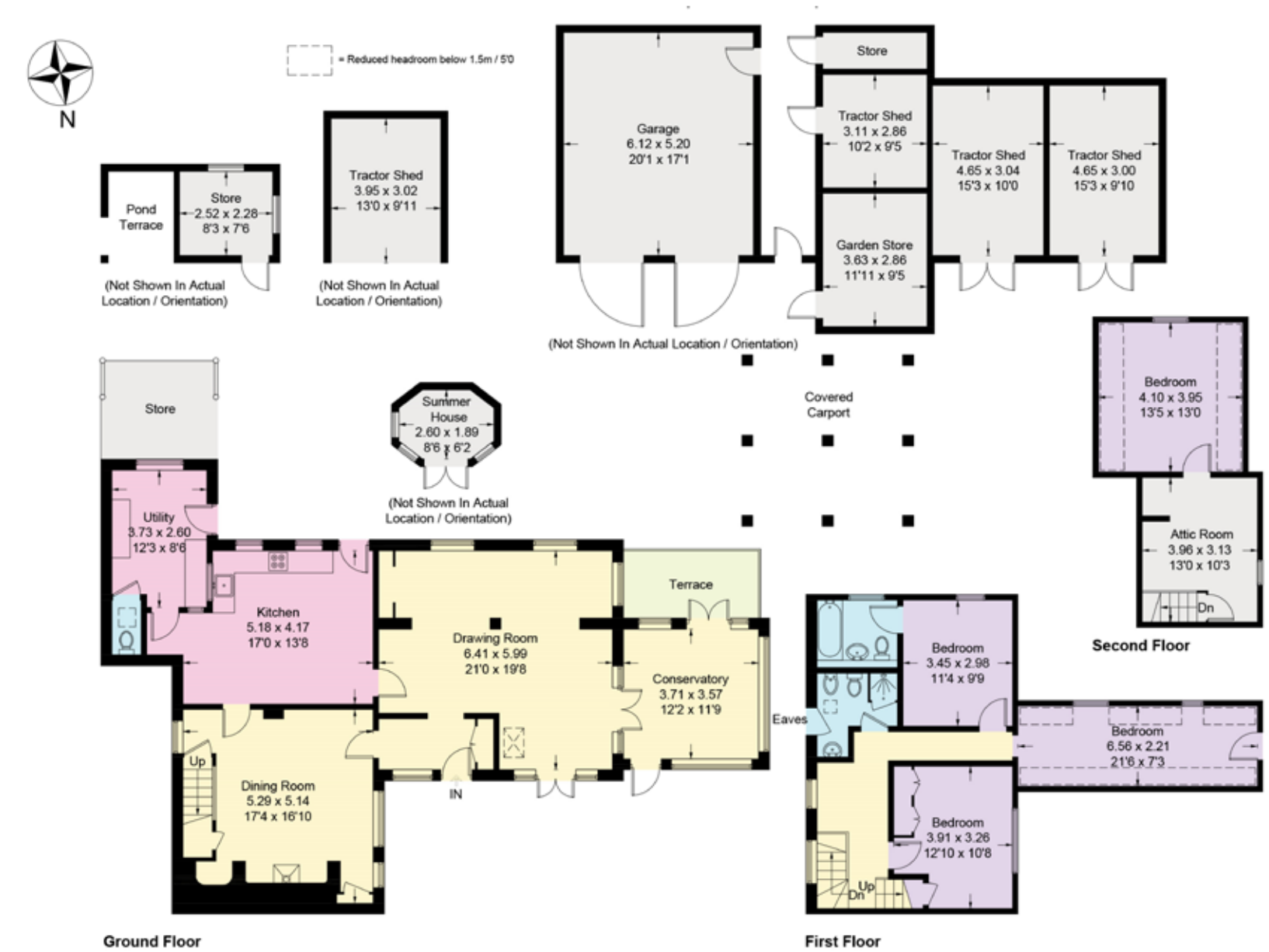
The delightful gardens and grounds are laid to lawn with a multitude of mature trees, shrubs and plants as well as rose arbours, a summer house and ponds.

The formal garden leads on to a paddock as well as approximately ten acres of woodland. There are numerous outbuildings which include a large building, attached to the garage, which was originally two stables and a tack room but are now used as tractor and garden stores. There is a further detached tractor shed as well as a log store and further store rooms.

In all about 11.88 acres.







Approximate Gross Internal Area = House: 204.8 sq m / 2204 sq ft.  
Outbuildings: 94.3 sq m / 1015 sq ft (excluding open areas). TOTAL: 299.1 sq m / 3219 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



We would be delighted  
to tell you more.

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