



Greentrees Cottage, Cranbrook Road, Goudhurst, Cranbrook, Kent TN17 1DY

Guide Price £875,000 Freehold

When experience counts...

est. 1828  
**bracketts**

A wonderful opportunity to acquire a characterful cottage located to the east and on the rural fringes of Goudhurst village. The property enjoys fine, far reaching views from both its front and rear elevations. The house, sympathetically extended by the current owner, has appealing half tile hung elevations, small paned windows and now affords generous accommodation with much natural timbered joinery, exposed beams and brickwork. It provides a good sized family home with the accommodation arranged as follows. Entrance porch into a generous hallway with feature brick fireplace (not in use) and stairs up. Generous reception room with double doors to the rear garden, a dining room and across the rear of the house a kitchen / breakfast room. A farmhouse kitchen style with an L-shaped sweep of ceramic tiled worktops, inset one-and-half bowl sink and an additional area with an AEG hob and extractor over, Bosch double oven in housing unit, shelved cupboard and a door to the cellar. There is a side lobby with cloakroom/WC. A utility room with sink, plumbing provision for washing machine and a floor mounted Grant oil fired boiler for the central heating and hot water. Study. Upstairs, there is a feature landing with exposed timbers. The principal bedroom, which enjoys a triple aspect, with an L-shaped bedroom area and a spacious en suite bathroom with a suite comprising a bath, bidet, wash basin, WC and a tiled shower cubicle, tiled walls and a window to the rear. There are three further bedrooms and a spacious family bathroom with a white suite with chromed fittings, a bath on a raised tiled plinth, a separate tiled shower cubicle, wash basin and WC, generous tiled walls and twin windows to the rear. Outside, the property is well screened from the road by mature hedging, an L-shaped driveway provides off road parking and turning. The rear garden is primarily laid to lawn with mature hedging to its boundaries enhancing privacy within which there are paved seating areas, a garden store and to the rear boundary a patio area with a power supply.

- A Characterful Detached Cottage
- Sympathetically Extended by the Current Owner
- 3 Reception Rooms
- Kitchen / Dining Room
- Cellar
- 4 Bedrooms (1 with En Suite)
- Family Bathroom
- L-Shaped Driveway
- Large Rear Garden
- Fine, Far Reaching Views
- Cranbrook School Catchment Area





### LOCATION:

This property is situated approximately 0.5 of a mile from the centre of this picturesque and quintessential Kent village with its wide variety of shops including a bakers, pharmacy, newsagents incorporating a Post Office, a hairdressers, a doctors surgery, a veterinary surgery, together with local pubs offering good food.

The property is under 0.5 of a mile of the OFSTED “Outstanding” Goudhurst & Kilndown primary school. There are other excellent schools in the area including Bethany, Benenden, Marlborough House, St Ronans, and Dulwich Prep, together with the boys’ and girls’ grammar schools in Tunbridge Wells (about 10.5 miles), and of particular note this is in the Cranbrook School catchment area.

Tunbridge Wells also offers comprehensive shopping facilities and a mainline railway station offering fast train service to London. There are also railway stations at Tonbridge, Paddock Wood, Marden and Staplehurst. The A21 (about 3.5 miles distant) provides access to the M25 motorway to the north and south.

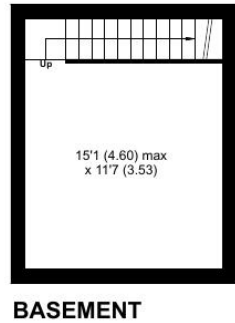
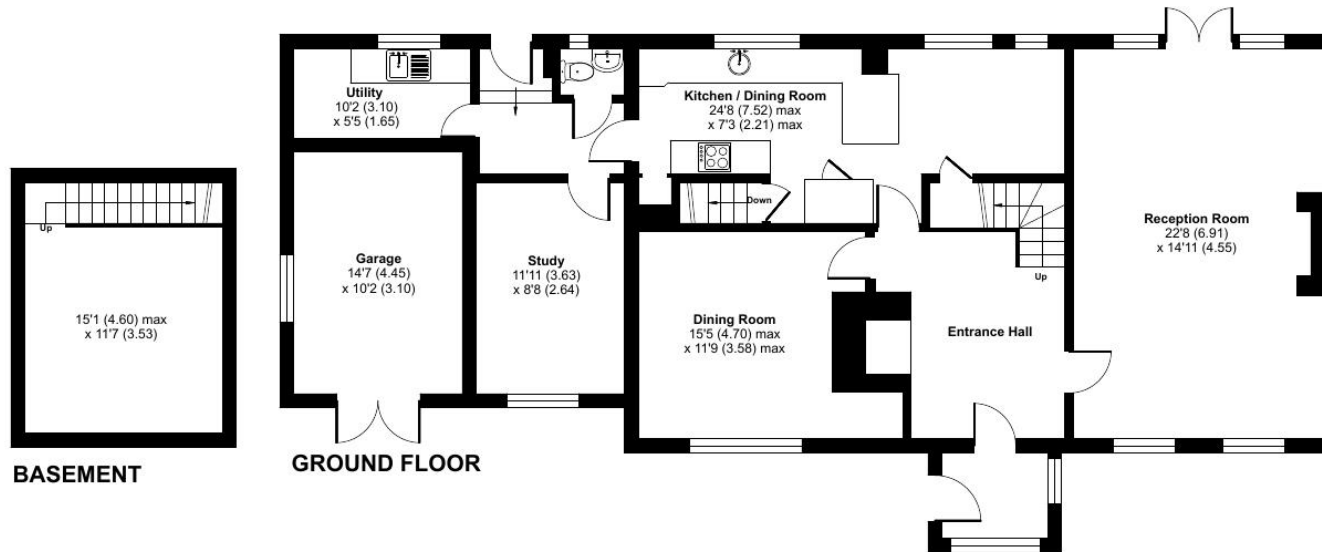
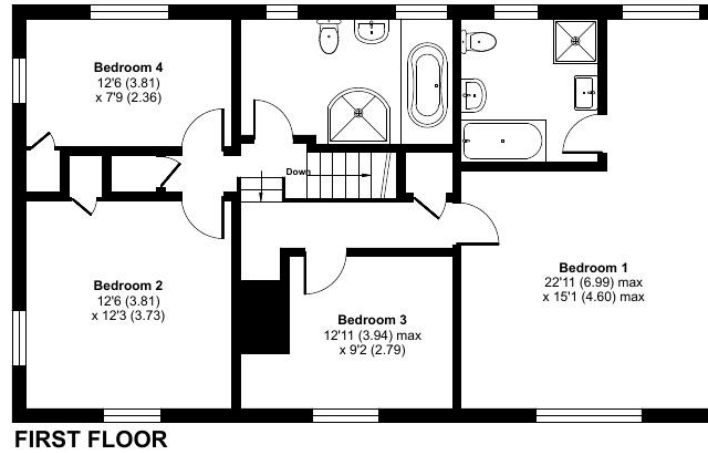


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Approximate Area = 2279 sq ft / 211.7 sq m  
 Garage = 139 sq ft / 12.9 sq m  
 Total = 2418 sq ft / 224.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	