



'Our Focus Determines Your Reality'



The Plain  
Goudhurst  
Kent  
TN17 1AE



Entrance Hall \* Sitting Room \* Dining Room  
Kitchen/Breakfast Room \* Ground Floor Shower Room

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Principal Bedroom with Ensuite  
Four Further Double Bedrooms, One with Ensuite W.C.  
Family Bathroom

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Attractive Garden \* Off Road Parking  
Grade II Listed Railings



## GRADE II LISTED FAMILY HOME IN SOUGHT AFTER VILLAGE

This character, Grade II Listed family home occupies a prominent position overlooking the pond in the much sought after village of Goudhurst. Spanning three floors, the well-proportioned rooms enjoy period features from exposed beams to leaded light windows and inglenook fireplaces to natural brickwork which combined with the convenience of modern living provide a comfortable family home.

The accommodation consists of an entrance hall, sitting room with inglenook fireplace, dining room with fireplace together with log burning stove, double aspect kitchen/breakfast room with door to the garden, utility area and shower room on the ground floor. A garden store is attached to the property but accessed from outside.

On the first floor there is a principal bedroom with ensuite bathroom, two further double bedrooms and a family bathroom. On the second floor there are an additional two double bedrooms, one with an ensuite w.c.

The attractive garden to the front is bordered with railings which are included in the Listing of the property. The garden to the front is laid to lawn with well-stocked flower and shrub beds and a path leading to the front door. There is a paved terrace with pond and steps leading to a lawn with mature flower and shrub beds to the rear of the property, where there is also off-road parking.



## GOUDHURST

Goudhurst is popular for many reasons, one of which is its location within the Cranbrook School Catchment Area.

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

## SCHOOLS AND CONNECTIONS

The local primary school enjoys an excellent reputation having recently achieved an outstanding Ofsted report and in addition to this and Cranbrook School there are other excellent schools, notably Bethany, Benenden School, Marlborough House, St. Ronan's, and Dulwich Prep School as well as the Boys' and Girls' Grammar Schools in Tonbridge and Tunbridge Wells.

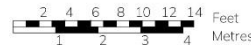
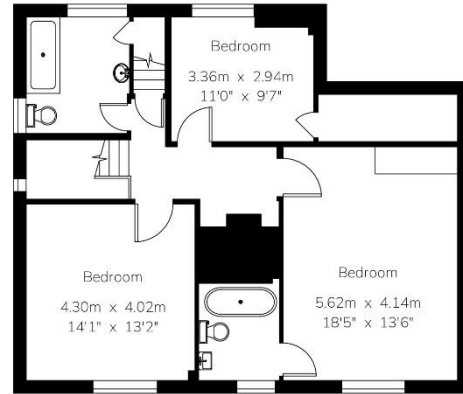
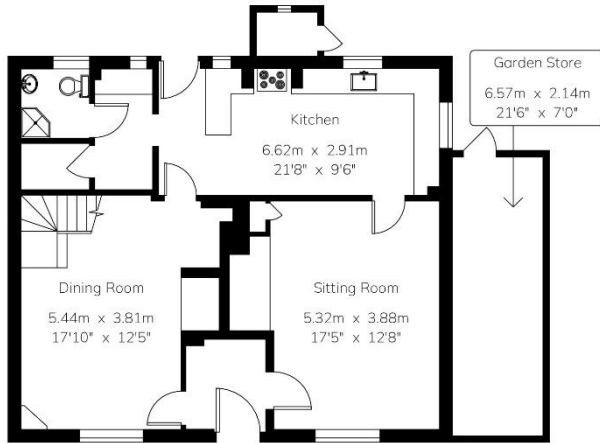
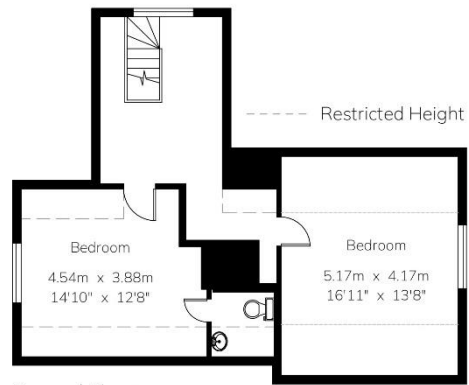
The Mainline stations at nearby Paddock Wood, Marden and Staplehurst offer regular trains into London. The A21 provides access to the M25 Motorway to the North and South.



# Forge House



Gross Internal Area : 241.2 sq.m (2596 sq.ft.)



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## SERVICES

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

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: n/a

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



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