



'Our Focus Determines Your Reality'



Church Road
Kilndown
Kent
TN17 2SF



Sitting Room * Dining Room * Conservatory
Kitchen * Utility Room * Shower Room

Principal Bedroom Ensuite * Three Further Double Bedrooms
Family Bathroom

Established Enclosed Garden with Paved Terrace
Garage * Off Road Parking



STRIKING CONVERTED VICTORIAN SCHOOL

This striking Grade II Listed property was built in 1845 and opened as a school in 1846. After closing in 1991 the property was converted for residential use becoming the home that it is today. Displaying many features from high ceilings to exposed beams and fireplaces to ornate windows, this unique family home occupies a prominent position in the sought-after village of Kilndown.

The accommodation consists of a triple aspect sitting room with log burning stove, wood panelling and exposed floorboards, a double aspect dining room with fireplace, wood panelling and exposed floorboards, a conservatory, a double aspect kitchen with Aga and door to the outside, a utility room with door to outside and a shower room on the ground floor.

On the first floor the triple aspect principal bedroom is vaulted with exposed beams and a double aspect bathroom, there are three additional double bedrooms and a family bathroom.

A gate in the stone wall leads across the mature garden to the front door. The enclosed garden to the rear is laid to lawn with a paved terrace and established planting. The driveway and garage are approached via Rogers Rough Road, a gate opens from the parking onto a path across the garden.



KILNDOWN

The village of Kilndown is located just outside the popular village of Goudhurst with its variety of village shops. Kilndown boasts a local public house renowned for its food, a pretty Church, the Quarry Centre and a Village Hall which offers Adult Education Classes.

SCHOOLS AND CONNECTIONS

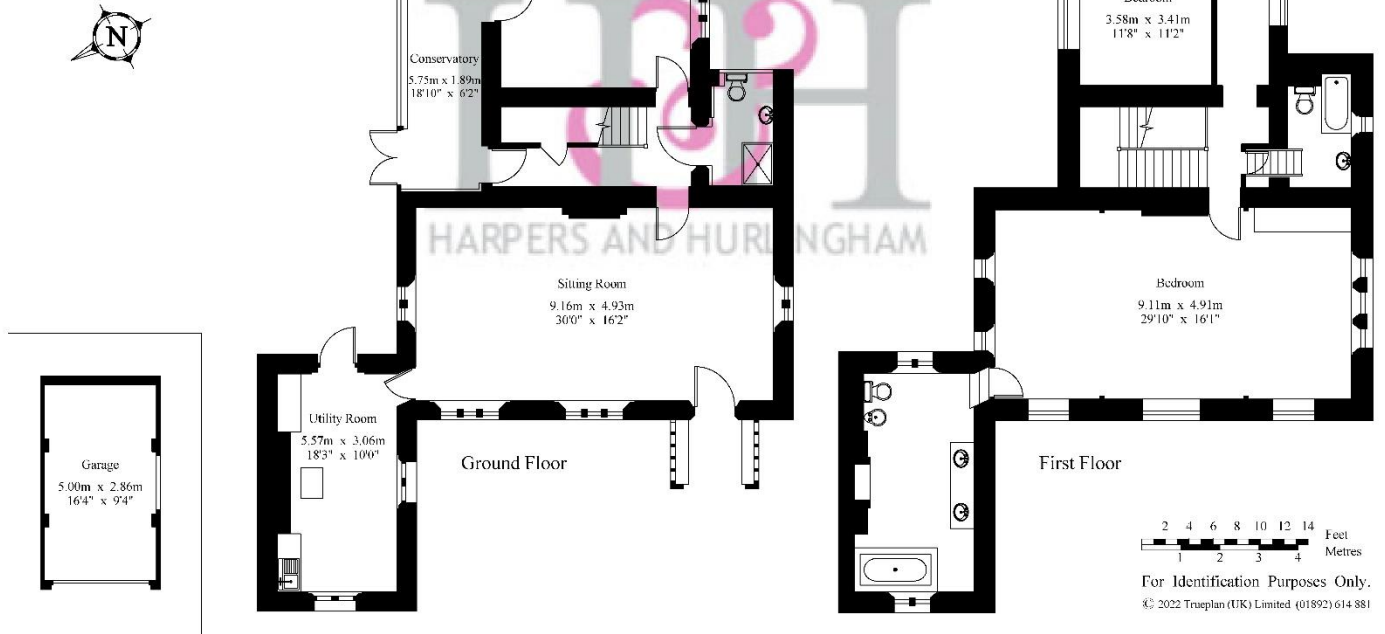
In addition to Cranbrook School, there are other excellent public and state schools for children of all ages, including Bethany, Benenden School, St Ronans and Dulwich Prep School in the area.

Kilndown is conveniently situated for access to the A21, London and the South Coast. Rail links to London from nearby Paddock Wood, Marden and Staplehurst (London Bridge approx. 50-55 minutes).



Kilndown Old School

House - Gross Internal Area : 291.6 sq.m (3,139 sq.ft.)
Garage - Gross Internal Area : 14.3 sq.m (153 sq.ft.)



SERVICES

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

EPC Rating: n/a

Steeple House has rights relating to water, sewage, gas, electricity and other services under land at the foot of the Kilndown Old School drive. Kilndown Old School has right of access over part of the driveway for Steeple House.

Tunbridge Wells Borough Council - Council Tax Band G

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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