



‘Our Focus Determines Your Reality’



Cranbrook Road  
Goudhurst  
Kent  
TN17 1DX



Entrance Hall \* Sitting Room \* Family Room \* Study  
Kitchen/Breakfast Room \* Utility Room \* Cloakroom  
Ground Floor Bedroom \* Cellar

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Principal Bedroom, Ensuite \* Two Further Double Bedrooms  
Family Bathroom

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Grounds just under 0.5 Acres \* Summerhouse  
Garage/Storage/Log Store \* Off Road Parking





## CHARMING GRADE II LISTED FAMILY HOME

This charming Grade II Listed property is believed to date from the 17th/18th century with later additions and fuses modern convenience with the character of exposed beams and inglenook fireplaces to provide a comfortable family home.

The accommodation consists of an entrance, sitting room with a log burning stove and feature octagonal window, family room with inglenook fireplace, double aspect study, kitchen/breakfast room with door to outside, utility room, cloakroom and double aspect, double bedroom on the ground floor. There is also access to an untanked cellar with natural light.

On the first floor there is a double aspect principal bedroom with ensuite shower room and dressing area, two further double bedrooms accessed by a separate staircase and a family bathroom. There is access to the attic storage area which also benefits from natural light.

Outside the enclosed gardens and grounds of just under 0.5 acres are partially walled and laid to lawn interspersed with mature hedging, a sheltered brick terrace and an area of orchard. Within the grounds there is a Summerhouse, a garage/storage/log store and ample off-road parking.

The property benefits from being located within both the Cranbrook School Catchment Area and the catchment area for the Goudhurst Primary School.



## 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 bakers, a pharmacy, a newsagents incorporating a Post Office, two hairdressers, a doctors' surgery, a 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, St. Ronan's and Dulwich 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.







## SERVICES

Mains electricity, water and drainage. Oil fired central heating. LPG bottles for gas hob.

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.

