



£600,000

2 Old Parsonage Gardens Balcombes Hill, Goudhurst, TN17 1BQ

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2 Old Parsonage Gardens is a stunning two-bedroom, two-bathroom bungalow in the centre of the picturesque Kentish village of Goudhurst. Located in a gated development of only 2 homes, the property offers single storey living within walking distance of local amenities, plus the convenience of a home built in 2024.

At the heart of the home is the light and airy, open plan kitchen/dining/living room, which creates a versatile space for entertaining and relaxation. The kitchen boasts bespoke handle-less units with quartz worktops and integrated appliances.

Made to impress, the room benefits from a vaulted ceiling and eye-catching floor to ceiling window effect with two sets of French doors leading out to the patio. A further noteworthy feature is the working log burning stove.

Additionally, the property offers two double bedrooms, one with en-suite shower room, plus a further bathroom and separate utility room. The property is heated by underfloor heating throughout, supplied by an air source heat pump.

Outside, key features include a good-sized rear garden, EV charger and 3 parking spaces. The property is part of a gated development consisting of one other property.

Travel & Commuting

The property is located in the sought after village of Goudhurst and benefits from convenient access to the A21 for travel via the M25 to Heathrow and Gatwick airports. Local towns include, Cranbrook (5.1 miles), Tunbridge Wells (11 miles) and Tenterden (12.3 miles). Direct mainline rail services to London can be found at Marden (5.2 miles), Staplehurst (7.3 miles) and Paddock Wood (7.5 miles). Alternatively, the high-speed train service from Ashford, is just over 20 miles away. There is also a number of bus stops within easy walking distance of the property.

Lifestyle & Leisure

Situated within the delightful High Weald Area of Outstanding Natural Beauty, Goudhurst has a distinctive historic charm with attractive period buildings, picturesque village pond and imposing 13th century sandstone Church. The village has plenty to offer, with multiple pubs, village stores, coffee shop, primary school, pharmacy, veterinary surgery, GP surgery, village playing field, and a plethora of public footpaths. The regional centre of Tunbridge Wells provides an extensive range of high street favourites and noteworthy independents. With a rich array of shops, restaurants, and leisure facilities.

Goudhurst is situated amongst a nexus of historical sites with

the world renowned Sissinghurst Castle Garden, the 14th century moated castle and a Victorian country mansion of Scotney Castle, the archetypal 14th century moated castle at Bodiam, and Bateman's, the historic home of Rudyard Kipling all under 13 miles away. There is also a plethora of leisure activities to enjoy. With attractive walks, bike trails and high ropes activities at Bedgebury Pinetum. A wide range of water-based activities are available at Bewl Water including sailing, rowing and windsurfing. While avid golfers may prefer to enjoy Dale Hill and Lamberhurst Golf Clubs.

Education

There is an excellent range of schools in the area in both the state and private sectors at primary and secondary levels including Boys and Girls Grammar Schools in Tonbridge and Tunbridge Wells. Goudhurst and Kilndown Church of England Primary School has an Outstanding Ofsted report and is within walking distance of the development. Furthermore, we understand, the new homes are located within Cranbrook Schools' catchment area.

Please note this property is not a new home

Further images awaited

Disclaimer

We are sales and marketing agents for homes. Whilst we endeavour to ensure our sales details/adverts/on-line representations etc. are both accurate and a true reflection of the development or individual property being marketed, certain information is provided from the outset to us by our client and we are reliant upon the same. Therefore, we recommend that if any items/points are of particular importance please raise these with the sales team so that confirmation or verification can be sought from our client. Please also be aware that floor plans are a visual guide to show where rooms are situated within the property and all measurements given are approximate. Some floor plans indicate location of where wardrobes, beds, furniture etc. may be placed and unless separately stated do not form part of the specification. Our client may amend the specification or make changes to the layouts during the build up until the property is complete. Whilst we aim to keep our marketing material as up to date as possible, we may not always be immediately aware of these changes if we have not been updated by our client.