



- Striking Family Home with Views
- Entrance Hall, Cloakroom
- Two Reception Rooms
- Kitchen/Dining/Family Room, Utility Room
- Principal Bedroom, Ensuite
- Three Further Double Bedrooms
- Family Bath/Shower Room
- Attractive Garden with Detached Studio

Description

HORSMONDEN - CRANBROOK SCHOOL CATCHMENT

Believed to date from the 1860s with later additions, this striking unlisted period family home combines character with the comfort of modern living. Enjoying an elevated position on a country lane in the High Weald area of outstanding natural beauty between the sought after villages of Horsmonden and Goudhurst, the cottage enjoys far reaching views over the adjoining countryside, and whilst rural is conveniently placed for access to the main road and rail networks.

The ground floor consists of an entrance hall, a double aspect sitting room, stunning light filled kitchen/dining/family room with bi-fold doors to the garden, a study/bedroom with ensuite shower room and doors to outside, a utility room and a cloakroom. The first floor accommodation consists of a principal bedroom with Juliet balcony and ensuite shower room, three further double bedrooms and a family bath and shower room.

There is ample off-road parking, and attractive garden to the front and rear with a detached studio and log store.

Tunbridge Wells Borough Council - Council Tax Band D
EPC Rating: D



Located between Horsmonden and Goudhurst. Horsmonden offers a charming village green and boasts a Country Inn and a selection of local shops including a general store and chemist, together with a local doctors surgery whilst Goudhurst offers a variety of shops including a bakers, a pharmacy, a newsagents incorporating a Post Office, two hairdressers, a doctors surgery, a veterinary surgery and a few local pubs offering good food.

In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, St Ronans, Sutton Valence and Dulwich School. In addition there are well regarded primary schools in each of the villages with a number of Grammar Schools in the general locality.

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, underfloor heating

Fibre to the property

Tunbridge Wells Borough Council - Council Tax

Band D

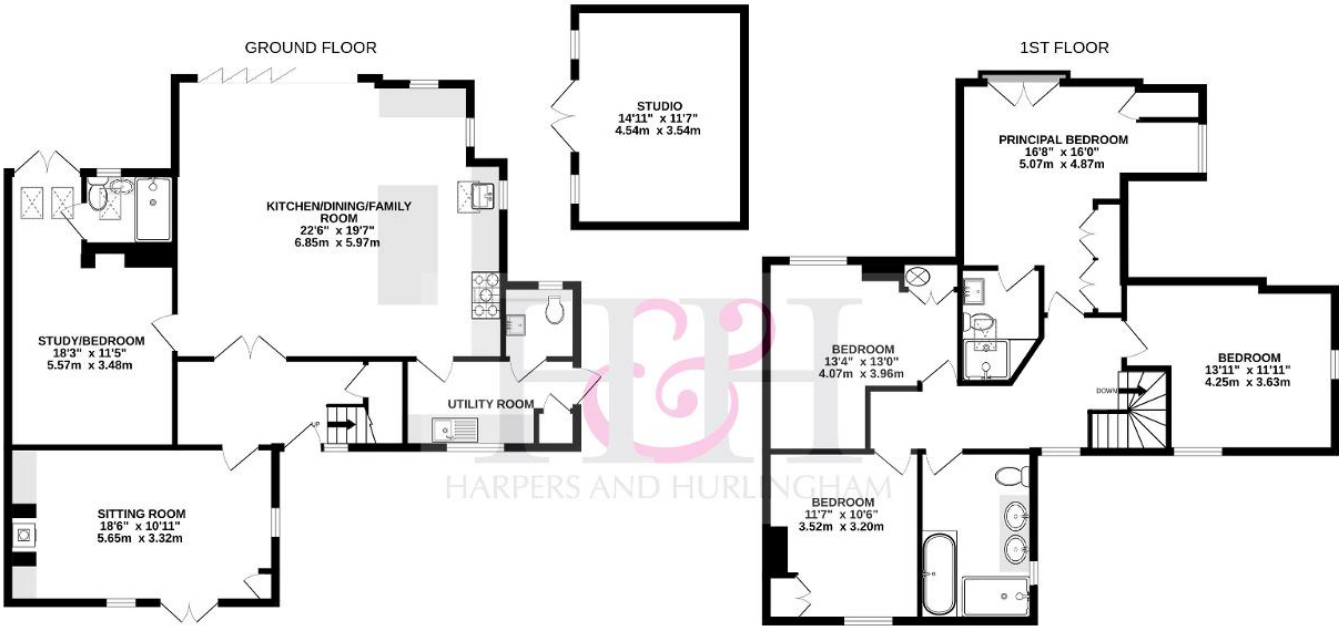
EPC Rating: D











TOTAL APPROXIMATE INTERNAL FLOOR AREA HOUSE 1,962SQ.FT. (182.2SQ.M.)
 STUDIO 173SQ.FT. (16.1SQ.M.)
 (no guarantee is given to the square footage of the property; the figure shown is for initial guidance)
 (not to scale - for layout purposes only)
 (please note that the fixtures and fittings are now necessarily included in the sale)
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



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