



'Our Focus Determines Your Reality'



Rogers Rough Road  
Kilndown  
Kent  
TN17 2RL



Entrance Hall \* Sitting Room \* Dining Room \* Conservatory  
Kitchen/Breakfast Room  
Shower Room

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Principal Bedroom \* Guest Bedroom, Ensuite  
Attic Bedroom and Study

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Enclosed Garden \* Home Office/Utility Room \* Garden Store  
Off Road Parking



## ATTRACTIVE ATTACHED VILLAGE COTTAGE WITH VIEWS

Situated in a conservation area, in the much sought after village of Kilndown, this attractive cottage is believed to date from the mid-1800s with later additions. Set in a charming, enclosed garden, in a country lane location, an elevated terrace provides far-reaching rural views towards Bedgebury Forest and Goudhurst.

The accommodation consists of an entrance hall, a sitting room with log burning stove and bi-fold doors opening into the conservatory which enjoys rural views, a dining room with fireplace and log burning stove and a shaker style kitchen/breakfast room with door to the garden; a recently refitted shower room completes the ground floor.

On the first floor there is a principal bedroom with wrought iron fireplace, a further double bedroom with an art deco fireplace and ensuite bathroom, and access to the attic bedroom and study.

Outside a brick driveway provides off-road parking with a gate opening to the garden which is bordered with mature hedging and laid to lawn with well-stocked, established flower and shrub beds. Steps lead from the elevated terrace to the lawn, as well as a detached outbuilding which provides a useful home office and utility room and log store.



## KILNDOWN

The village of Kilndown is located in a hilltop position about 2 miles from the popular village of Goudhurst with its variety of village shops. Kilndown boasts a Michelin Green Star restaurant, a pretty Church, the Quarry Centre which runs as a village shop on a Saturday and a Village Hall which offers a wide range of classes and community focused events.

## 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 School in the area.

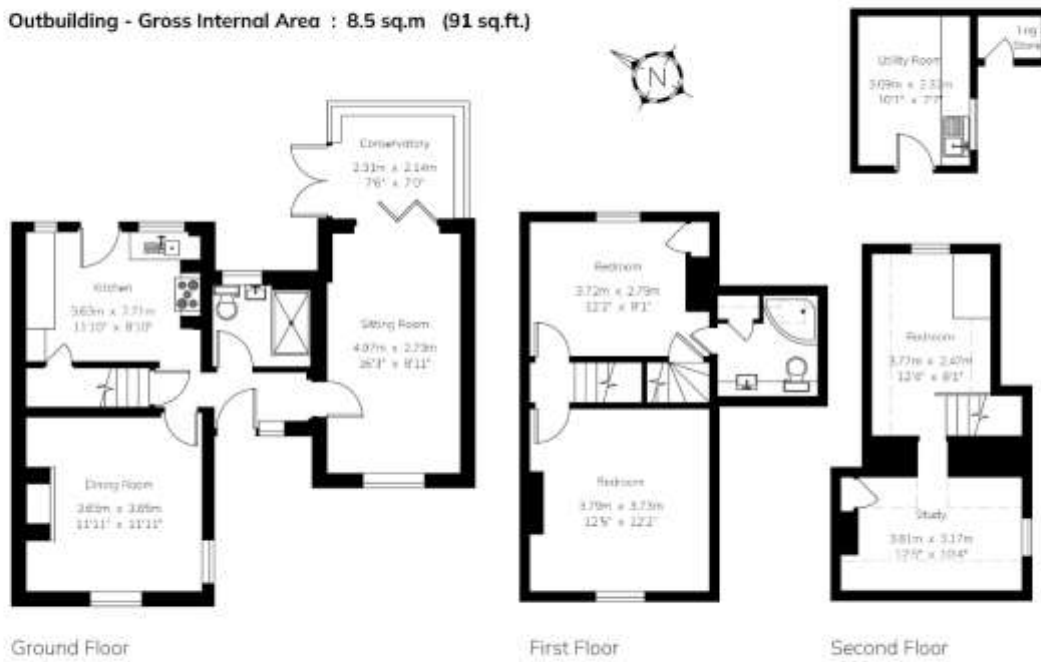
Kilndown is conveniently situated for access to the A21, London and the South Coast. Rail links to London from nearby Paddock Wood, Marden and Staplehurst (London Bridge approx. 50-55 minutes).



## Gable Cottage

House - Gross Internal Area : 108.5 sq.m (1167 sq.ft.)

Outbuilding - Gross Internal Area : 8.5 sq.m (91 sq.ft.)



## SERVICES

Mains electricity, water and drainage. Oil fired central heating. High speed fibre broadband connected to the property. EV charger.

Tunbridge Wells Borough Council - Council Tax Band D

EPC Rating: E

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



**Harpers and Hurlingham Property Consultants**  
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE  
Tel: 01580 715400  
[enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)  
[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)