

Connells

Fountain Flat High Street
Goudhurst Cranbrook

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Goudhurst Cranbrook TN17 1AL

for sale
£210,000







Property Description

This beautifully presented second-floor apartment enjoys its own private entrance, with stairs leading to a spacious and inviting living area. Nestled within a Grade II listed building, the property is brimming with period charm, showcasing striking black beams and handsome feature fireplaces that add warmth and character throughout.

The principal bedroom is generously proportioned, featuring dual aspect windows and a delightful fireplace—offering a peaceful and stylish retreat. The second bedroom is light-filled and flexible, making it ideal as a guest room, nursery, or home office.

The living room is a standout space: bright, airy, and full of character, with exposed beams creating a stunning focal point. Just beyond, two steps lead down into a thoughtfully designed kitchen/dining room, complete with a range of appliances and ample space for a dining table—perfect for everyday living and entertaining.

A recently renovated bathroom completes the home, featuring a bath with overhead shower, basin, and W.C., ensuring modern comfort in a charming historic setting.

Ground Floor

Communal Entrance Hall

Private Entrance Hall

First Floor

Landing

Bedroom One
17' 3" x 10' (5.26m x 3.05m)

Bedroom Two
9' 1" x 10' 10" (2.77m x 3.30m)

Bathroom

Kitchen/Dining Room
20' 3" max x 8' 10" max (6.17m max x 2.69m max)

Living Room
15' x 15' 10" (4.57m x 4.83m)

Additional Upgrades

Re wired in 2021

Fitted a new modern bathroom with power shower in 2021

Carpets and lino floors throughout fitted in 2021

Re tiled spaced backs within the kitchen in 2021

Decorated throughout in 2021

Lofts Insulated in 2021

Secondary glazing fitted inside of feature windows in 2021

New heaters throughout property fitted in 2021

Location

Nestled in the heart of the charming and picturesque Kent village of Goudhurst, this location offers a quintessential English countryside experience. At its centre stands the historic Parish Church, surrounded by a bustling High Street featuring a general store, a welcoming public house, and a scenic village pond.

Goudhurst boasts a highly regarded primary school and falls within the catchment area for the prestigious Cranbrook School. Just a few miles away lies the A21, providing easy access to nearby towns—Tunbridge Wells is approximately 10 miles away, while Maidstone is around 12 miles.

For commuters, railway stations at Marden and Paddock Wood offer regular services to central London, with journey times of just under an hour. The area is rich in natural beauty and local attractions, including Bedgebury Forest, the National Trust properties of Scotney Castle and Sissinghurst Castle, and the expansive Bewl Reservoir.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.
















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To view this property please contact Connells on

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5 Vale Road
TUNBRIDGE WELLS TN1 1BS

EPC Rating: D

Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL407056

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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