





House (EPC Rating: E)

PEASLEY LANE, GOUDHURST TN17 1HP

£1,995 Per Month

CONNECTUK MANAGEMENT

4 2 2 E

4 Bedroom House located in Goudhurst

A deceptively spacious, four bedroom property, with flexible accommodation, located within the High Weald Area of Outstanding Natural Beauty in a rural but not isolated position.

Entrance to the property is via Peasley Lane and you are greeted with a view of the fields and resident horses as you drive down the driveway.

Large entrance hall with a huge storage cupboard, tiled flooring. Large utility room with run of base units, space for washing machine and tumble dryer and sink and drainer.

Large, double aspect living room with vaulted ceiling and doors leading out to paved patio area at the front and a further covered patio area to the rear. Fireplace with wood burning stove. This room is open plan to a modern kitchen fitted withing the last year with good range of cupboards and work top space, integrated fridge/freezer and dishwasher, electric hob and oven.

On the ground floor is a second smaller reception room, perfect for a teenagers den or home office. There is a full bathroom with and two double bedrooms.

On the first floor is a large hallway which could also double as an office and two large bedrooms one with a brand new en-suite.

Outside, there is a large area of lawn, a large patio area to the front of the house and a further covered patio area that runs the length of the house. A small shed and wood shed at the rear of the garden.

There is parking for two cars.

Electric Heating
Wood Burning Stove
Holding Deposit £460.38
Deposit £2,301
EPC D
Council Tax Band F

Internet Speeds
Standard Download 13 Mbps Upload 1 Mbps Good
Superfast --Not available
Ultrafast Download 1000 Mbps Upload 220 Mbps

Mobile Indoor
EE Voice Likely Data Likely
Three Voice Likely Data Likely
O2 Voice Likely Data Likely
Vodafone Voice Likely Data Likely

Mobile Outside
EE Voice Limited Data Limited
Three Voice None Data None
O2 Voice Limited Data Limited
Vodafone Voice Limited Data None

Hereford Cottage is situated within the High Weald Area of Outstanding Natural Beauty, and within walking distance of the sought-after village of Goudhurst. Goudhurst is famous its buildings covered with Kent Peg tiles, its ancient church & duck pond with fountain. Goudhurst also hosts a bakery, chemist, public houses, doctors surgery and convenience stores. Royal Tunbridge Wells provides an extensive range of shopping, commercial, recreational and cultural facilities, as



well as a mainline train service to London Charing Cross and Cannon Street in under the hour. Train services to London are also available from nearby Marden and Staplehurst.

There is a choice of state and private schools in the area including, Dulwich Prep, Goudhurst Church Of England Primary (Outstanding), a lovely pre-school (Outstanding) , Cranbrook School, Tonbridge and Sevenoaks public schools, Kent College for Girls and St Ronan's at Hawkhurst, Benenden School and Sutton Valence. Goudhurst also serves a number of local Grammar schools (subject to passing the Kent Test) with children from the local primary moving to a range of schools in Tunbridge Wells, Tonbridge and Maidstone

Goudhurst lies some 16.3 km (10 miles) south east of Royal Tunbridge Wells and 28.6km (17.7 miles) south west of Maidstone on the A262. The B2079, which passes through the village, leads to Bedgebury, Flimwell and the A21 to the south, and Horsmonden and Winchet Hill to the north. Cranbrook lies 8.5km (5.3 miles) to the south east



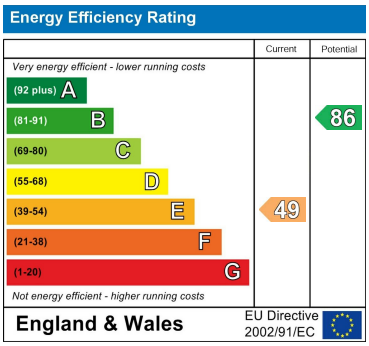




Council Tax Band

F

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.