





House (EPC Rating: B)

PEASLEY LANE, CRANBROOK, GOUDHURST TN17 1HP

£2,500 Per Month

CONNECTUK MANAGEMENT

3 2 1 B

3 Bedroom House located in Goudhurst

Located within the High Weald Area of Outstanding Natural Beauty is this 3 bedroom, semi-detached property. Finished to an extremely high standard in a contemporary style, modern living meets rural charm.

As you drive into Risebridge you are greeted with views of the fields and the horses that live within the grounds, follow the drive and you will come to the two allocated parking spaces.

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The front door leads into a hallway that leads into the stunning open plan kitchen living space with its large patio doors overlooking the sunny, low maintenance courtyard garden. Natural light floods into the room. Please note this room has been decorated in more neutral tones. The kitchen has a range of base and wall units, stone sink and brass fittings, oven, hob, fridge freezer and dishwasher.

Following the hallway it leads to a large tiled shower room which serves the bedroom or snug located on this floor.

Carpeted stairs leads to the 1st floor which hosts two double bedrooms both with Juliette balconies, one of the rooms has a sky light through which you can see the cowl of one of the square kilns. There is a good sized bathroom serving these two rooms with a bath and shower over.

The property has been finished to a high standard in contemporary colours with modern fittings and is extremely energy efficient with the benefit of air source heat pump heating, underfloor downstairs and radiators upstairs.

Holding Deposit £576.92
Deposit £2884
EPC B
Council Tax C

Broadband Services
Standard Download 13 Mbps Upload 1 Mbps
Superfast --Not available --Not available
Ultrafast Download 1000 Mbps Upload 220 Mbps

Mobile Services Outdoor
EE Voice Likely Data Likely
Three Voice Likely Data Likely
O2 Voice Likely Data Likely
Vodafone Voice Likely Data Likely

Mobile Services Indoor
EE Voice Limited Data Limited
Three Voice Limited Data Limited
O2 Voice Limited Data Limited
Vodafone Voice Limited Data None

5G is predicted to be available from EE and O2. Please note 5G coverage is for outdoors only.

Hoppers 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 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



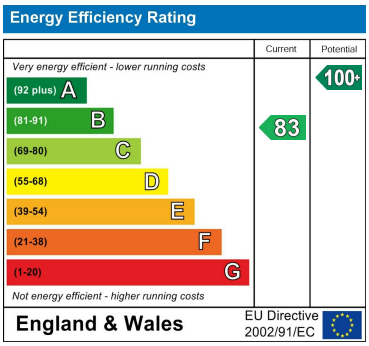




Council Tax Band

C

Energy Performance Graph



Call us on

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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.