



'Our Focus Determines Your Reality'



Jasmine Cottage
Church Road
Kilndown
Cranbrook
Kent
TN17 2SF



OFFERS IN EXCESS OF: £850,000

- Attached Family Home with Views
- Open Plan Kitchen/Sitting/Dining Room
- Utility Rooms, Cloakroom and Study
- Principle Bedroom with Ensuite
- Fourt Further Bedrooms, One Ensuite
- Wrap Around Gardens
- Ample Off Road Parking
- Cranbrook School Catchment Area



ATTACHED FAMILY HOME WITH VIEWS

KILNDOWN

CRANBROOKK SCHOOL CATCHMENT

Located in the centre of the Village of Kilndown, this attached property, with far reaching views, provides a spacious family home.

The accommodation consists of a triple aspect, open-plan kitchen/dining/sitting room with log burning stove, as well as cloakroom and utility room on the ground floor. On the first floor is the principle bedroom with ensuite shower, three further double bedrooms one with ensuite, a study/nursery and the family bathroom. Stairs lead to a fifth double bedroom.

Outside is ample gated off road parking which leads through a gate to the gardens which wrap around the property with areas of terracing from which to enjoy the far reaching countryside views.

This delightful family home benefits from being located within the much sought after Cranbrook School Catchment Area.

EPC Rating: D

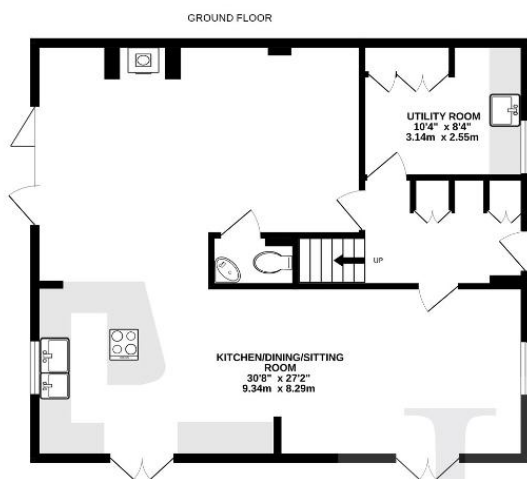


CRANBROOK

The village of Kilndown is located just outside of the popular village of Goudhurst with its variety of village shops. Kilndown boasts a local public house renowned for its food, a pretty Church, the Quarry Centre and a Village Hall which offers Adult Education Classes. There is an excellent Primary School in Goudhurst and Kilndown is within the renowned Cranbrook School Catchment Area.

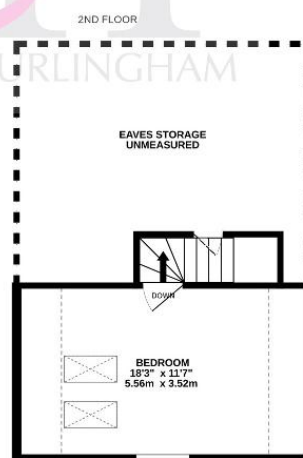
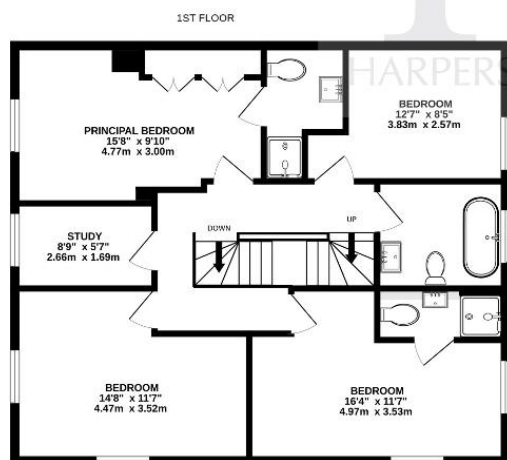
Kilndown is conveniently situated for access to the A21, London and the South Coast. Rail links to London from nearby Paddock Wood, Marden and Staplehurst (London Bridge approx. 50-55 minutes).





TOTAL APPROXIMATE INTERNAL FLOOR AREA (excluding eaves storage) 1,900.9SQ.FT.(176.6SQ.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		
55-68	D	61 D	71 C
39-54	E		
21-38	F		
1-20	G		

SERVICES

Mains electricity, water and drainage. LPG central heating.

EPC Rating: D

Tunbridge Wells Borough Council - Council Tax Band E

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



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