



‘Our Focus Determines Your Reality’



Church Road
Kilndown
Kent
TN17 2SA



Sitting Room * Dining Room * Kitchen
Study * Shower Room

Principal Bedroom with Ensuite * Two Further Double Bedrooms
Family Bathroom

Enclosed Garden * BBQ Shack * Brick Outhouse
Garage/Workshop * Off Road Parking



ATTRACTIVE ATTACHED PERIOD FAMILY HOME

This attractive family home is believed to date from the 1880s with later additions and has recently undergone reconfiguration and modernisation. Sitting in a charming garden with the benefit of a garage/workshop, a brick outhouse and a BBQ shack the property is conveniently situated in the sought after village of Kilndown.

The accommodation consists of a dining room with fireplace, a sitting room also with a fireplace, a study which could be used as a downstairs bedroom, a shower room and a fitted kitchen with door to the back garden.

On the first floor there is a principal bedroom with ensuite shower room, two further double bedrooms and a family bathroom.

The backdoor opens onto a courtyard style terrace with a brick outhouse, a path leading across the lawn to a BBQ Shack which has the ability to sleep three, a greenhouse and an entrance to the garage/workshop with gardeners w.c. which could, subject to the necessary permissions be used to create ancillary accommodation. The garden to the front is laid to lawn bordered with mature flower and shrub beds adjoin a path to the front door and a drive leading to the garage and providing off-road parking.



KILNDOWN

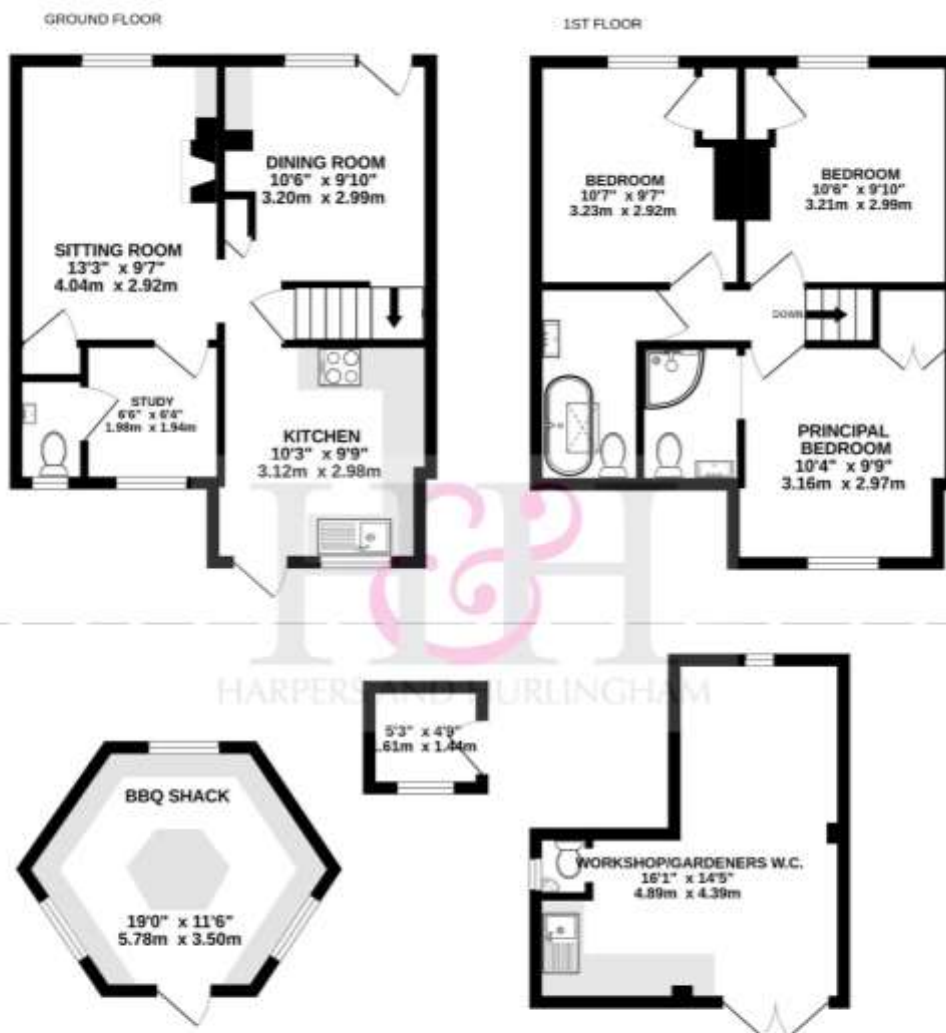
The village of Kilndown is located just outside the popular village of Goudhurst with its variety of village shops. Kilndown boasts a local public house renowned for its food, a pretty Church, the Quarry Centre which runs as a village shop on a Saturday and a Village Hall which offers Adult Education Classes.

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).





TOTAL APPROXIMATE INTERNAL FLOOR AREA HOUSE 855.75Q.FT.(79.59Q.M.)
 (OUTBUILDINGS 328.35Q.FT.(30.59Q.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 not 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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SERVICES

Mains electricity, water and drainage. LPG central heating. Fibre is connected to the property.

Tunbridge Wells Borough Council - Council Tax Band D

EPC Rating: tbc

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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