



‘Our Focus Determines Your Reality’



Curtisden Green
Goudhurst
Kent
TN17 1LE



Sitting/Family Room * Dining Room * Kitchen/Breakfast Room

Principal Bedroom * Further Double Bedroom
Family Bathroom
Two Versatile Second Floor Rooms * Wet Room

Wraparound Landscaped Garden
Garage/Workshop * Off-Road Parking



VICTORIAN HOME WITH CONTEMPORARY TOUCH

Occupying an elevated position, with views across the surrounding Wealden landscape, on a semi-rural country lane in the hamlet of Curtisdan Green, this period Victorian home, with later additions, spans three floors and provides well-proportioned, versatile living space. A comfortable family home, the property enjoys the best of both worlds, being close enough to the villages of Goudhurst and Marden, with its mainline station and trains to London in under an hour, but far enough out to enjoy the countryside and all it has to offer.

Finished to a high standard throughout, the accommodation consists of a sitting/family room with engineered oak flooring, corniced ceilings and an open fireplace providing a focal point, a triple aspect dining room with a log burning stove and doors onto leafy views of the terrace and garden; completing the ground floor, the double aspect kitchen/breakfast room with doors to the garden, skylights and an AIMS AGA.

On the first floor there is a triple aspect principal bedroom, a further double bedroom and a family bathroom with freestanding tub. The second floor offers a variety of options and is currently a double bedroom with interconnecting home office/bedroom and a wet room but could just as easily become a luxury principal bedroom suite or teenage retreat or with the addition of a door and stealing a small area from the office could be used as two separate bedrooms sharing a wet room.

Outside the gravelled drive leads to the detached garage/workshop and provides off road parking. The wraparound garden has been landscaped and is laid predominantly to lawn with a secluded brick terrace, well-stocked flower and shrub beds, mature hedging and a vegetable garden with greenhouse.



GOUDHURST

Goudhurst is popular for many reasons, one of which is its location within the Cranbrook School Catchment Area.

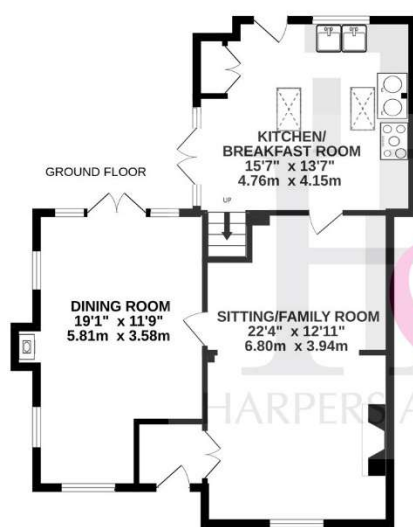
The village offers a wide variety of shops including a Village Shop, Post Office and Newsagent. A Bakers and Pharmacy, two Hairdressers, Doctors Surgery, Veterinary Surgery, and local pubs offering good food.

SCHOOLS AND CONNECTIONS

The local primary school enjoys an excellent reputation having recently achieved an outstanding Ofsted report and in addition to this and Cranbrook School there are other excellent schools, notably Bethany within walking distance, Benenden School, St. Ronan's, and Dulwich School as well as the Boys' and Girls' Grammar Schools in Tonbridge and Tunbridge Wells.

The Mainline stations at nearby Paddock Wood, Marden and Staplehurst offer regular trains into London. The A21 provides access to the M25 Motorway to the North and South.

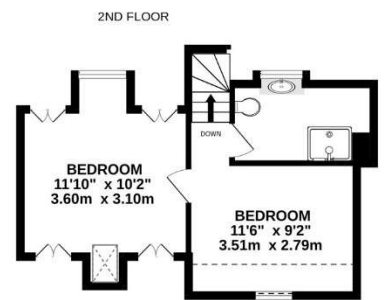




TOTAL APPROXIMATE INTERNAL FLOOR AREA 1,834.2SQ.FT. (170.4SQ.M.)
(no guarantee is given to the square footage of the property; the figure shown is for initial guidance)
(not to scale - for layout purposes only)
(please note that the fixtures and fittings are not necessarily included in the sale)

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. Oil fired central heating. Electric radiators/underfloor heating.

Ultrafast fibre connected to the property, up to 900mps, Cat 6 cabling to home office/bedroom

Tunbridge Wells Borough Council - Council Tax Band tbc

EPC Rating: D

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

