



The Old Chapel

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A BEAUTIFULLY PRESENTED FORMER WESLEYAN METHODIST CHAPEL, SYMPATHETICALLY REFURBISHED THROUGHOUT, CREATING A WONDERFUL HIGH SPECIFICATION, FOUR BEDROOM FAMILY HOME IN THE HEART OF GOUDHURST.

“One of the best conversions I have ever seen” - Lucy Alexander, Homes Under the Hammer

This unique property, with origins ranging between 1838 and 1878, is not Listed and has been lovingly converted throughout to form a light, spacious and modern interior whilst keeping its period charm outside.

- Zoned underfloor heating throughout via modern air source heat pump
- Bespoke double glazing, including Sunflex bi-fold doors to kitchen and master bedroom
- Fully integrated audio/visual system including TV in family bathroom
- Sonos sound throughout including outdoor terrace
- Rako lighting throughout
- Mechanical air extraction
- Air-conditioning in master bedroom



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Opening the bespoke front access gate and crossing the beautiful Mediterranean style terrace, the front door leads to a spacious porcelain tiled hallway with large storage cupboard and downstairs W.C., the hallway in turn leads to:

KITCHEN:

- A bespoke integrated Callerton kitchen with built in appliances:
 - Two Siemens ovens
 - Siemens coffee machine, warming drawer
 - Siemens induction hob with Elica twin extractor over
 - Full height Capel fridge and full height Capel freezer
 - Capel wine chiller
 - Neff integrated dishwasher
 - Corian work surface, oak cupboards and two under counter sinks

UTILITY:

- Corian work surface, oak cupboards and under counter sink
- Miele washer/dryer and Siemens dryer
- Plant room

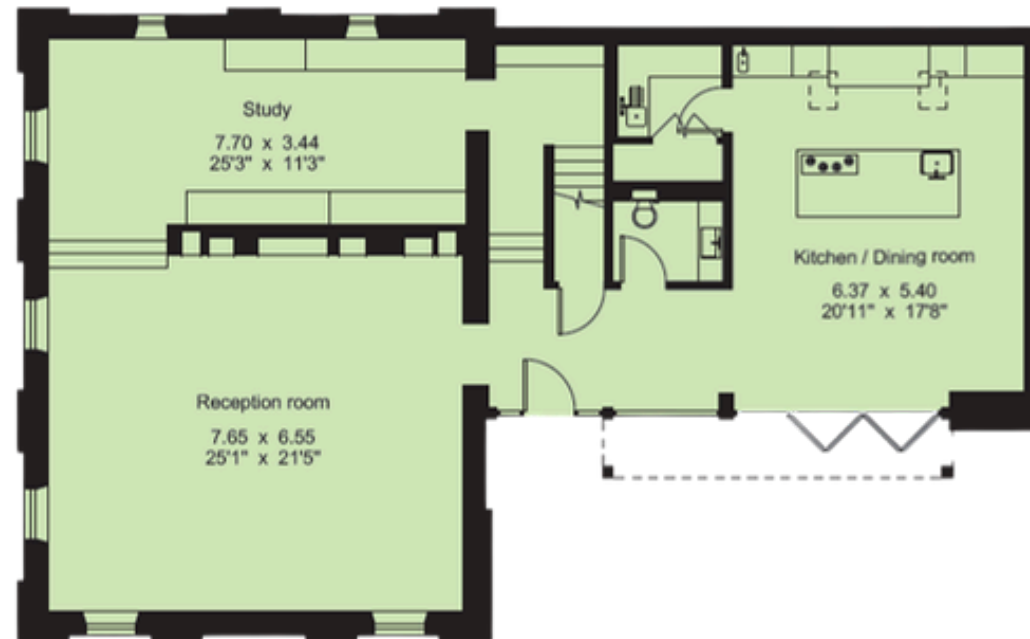


Floor plan

TOTAL: 2,677 SQ.FT (248.7 SQ.M.)



First floor



Ground floor

MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares. Please note that in accordance with Money Laundering Regulations, we are now required to obtain proof of identity for purchasers.



Light & Spacious Kitchen Diner





Double Height Triple Aspect Living



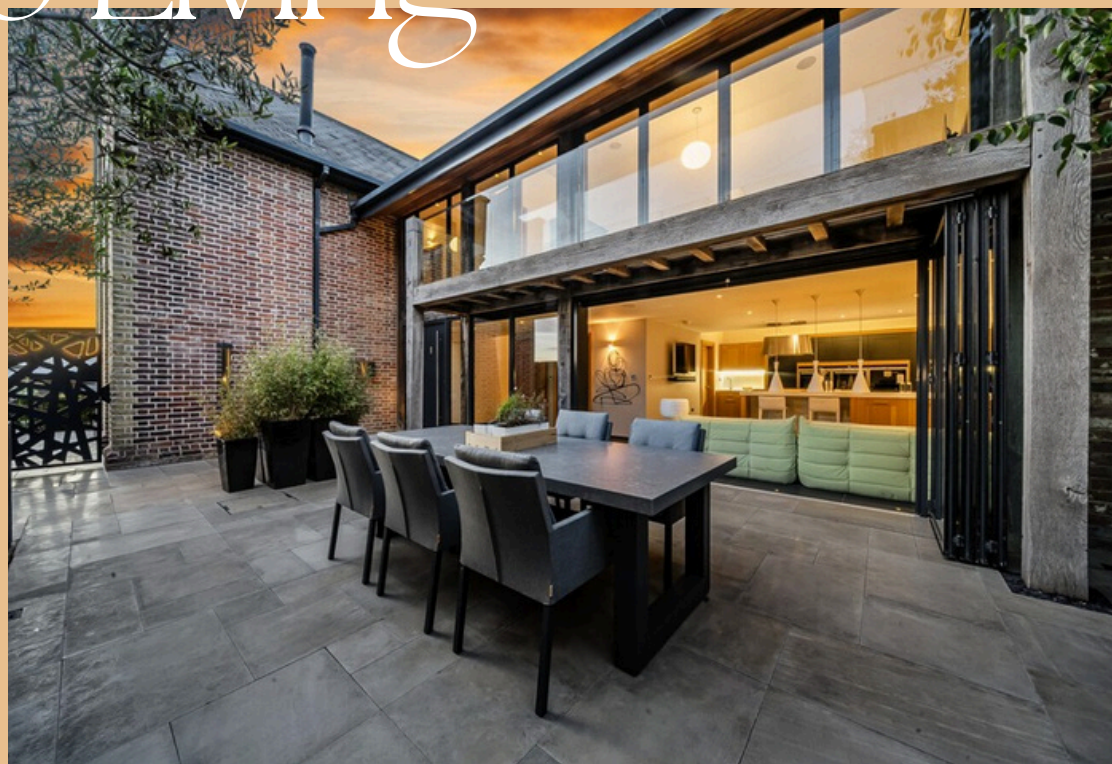


Bedrooms & Bathrooms





Alfresco Living



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FEATURES

- Far reaching views from both floor levels and balcony
- Porcelain tiles and engineered oak flooring throughout
- Extensive electrical specification with multiple sockets in each room; lamp circuits; LED downlighters; wall lights; screwless brushed stainless steel switches and sockets; exterior lighting
- Bespoke folding shutters to feature windows
- Contura wood burning stove
- Display wall in lounge with wine storage and LED lighting
- Daikin air-conditioning unit in master bedroom
- Automated blinds to kitchen and master bedroom
- Flo glo-ball light fitting in master bedroom
- Bedroom four currently being used as a dressing room with Hülsta fitted wardrobes
- Architectural skylight windows
- Outdoor tap and power in courtyard, feature spotlights surrounding house
- External log store and storage



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SCHOOLS & TRANSPORT

- There are an excellent range of schools in the area, both state and private sectors at primary and secondary levels. Mainline rail services can be found at Marden and Paddock Wood stations. Eurostar trains are available from Ashford International with high speed trains running to St Pancras in around 37 minutes

NOTES

- Mains electricity, mains drainage, mains water, no gas
- EPC: D
- Council Tax: Band G (Tunbridge Wells Council)
- Super fast broadband
- Two parking spaces

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

If travelling from Tunbridge Wells direction; entering Goudhurst from the West via Station Road, continue onto Clayhill. Passing the war memorial on your left, turn left onto North Road. Continue for a short distance and The Old Chapel will be on your right





Location



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