



'Our Focus Determines Your Reality'



Market Place Close
Goudhurst
Kent
TN17 1BF



Entrance Hall * Sitting Room * Kitchen/Dining Room
Cloakroom

Principal Bedroom with Ensuite * A Further Double Bedroom
Two Additional Bedrooms * Family Bathroom

Enclosed Garden with Terrace
Garage * Driveway Parking



FAMILY HOME IN GATED COMMUNITY

This attractive family home is one of seven properties within an exclusive gated community built by local award-winning developers Fernham Homes. Completed in 2018 on the outskirts of the sought after village of Goudhurst offering both local convenience as well as accessibility to Cranbrook and Tunbridge Wells; this light-filled home is presented in immaculate order throughout.

The accommodation consists of an entrance hall with French doors opening into the double aspect sitting room with feature windows on either side of the fireplace, on the other side of the entrance hall there is a double aspect kitchen/dining room with doors opening onto the terrace, a cloakroom completes the ground floor.

On the first floor there is a principal bedroom with ensuite shower room and built-in storage, a further double bedroom and two good size additional bedrooms together with a family bathroom.

Once through the gate to the development the property provides a brick driveway and a garage. The garden to the front is laid to lawn with mature planting and an established hedge, a path leads to the front door. The garden to the rear is enclosed and consists of an area of lawn, paved terrace, raised flower bed and log store.



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, Benenden School, St. Ronan's, and Dulwich School as well as the Boys' and Girls' Grammar Schools in Tonbridge and Tunbridge Wells.

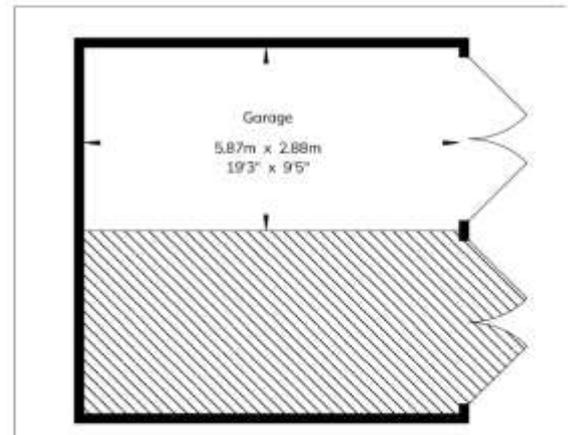
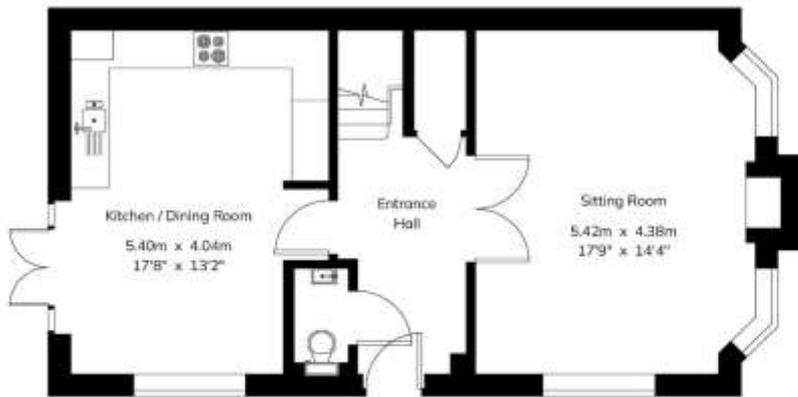
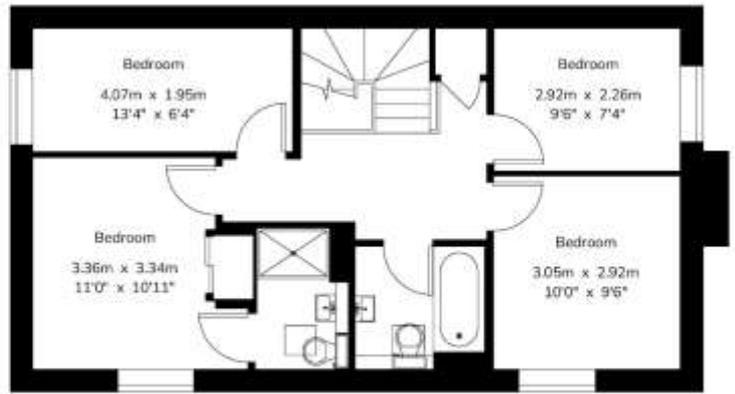
The Mainline stations at nearby Tonbridge, Paddock Wood, Marden and Staplehurst offer regular trains into London. The A21 provides access to the M25 Motorway to the North and South.



Spitfire Cottage

House - Gross Internal Area : 112.8 sq.m (1214 sq.ft.)

Garage - Gross Internal Area : 16.9 sq.m (181 sq.ft.)



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SERVICES

Mains electricity and water. LPG for central heating (communal tank with individual meters). Communal Klargester sewage treatment plant. Fibre connected.

Service charge £50 per month - Market Place Management Ltd

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: B

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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