

GOUDHURST KENT



PEASLEY LANE, GOUDHURST, KENT TN17 1HP

Delightful Cottage in Rural Location

Entrance Hall * Sitting Room * Family Room * Kitchen/Dining Room
Utility Room * Cloakroom

Master Bedroom with Ensuite * Three Further Bedrooms * Family Bathroom

Well Kept Gardens * Double Garage * Off Road Parking * Detached Outbuilding
Garden Store

Cranbrook School Catchment Area

Occupying a rural location with far reaching views, this delightful detached family cottage is well presented throughout and is offered chain free. Built in the 1930s with later additions, the cottage benefits from a detached double garage, and an attractive detached outbuilding which, subject to the necessary planning consents, could be used to create a home office or possibly an annexe. The cottage is conveniently located on the outskirts of the sought after village of Goudhurst.

The accommodation consists of an entrance hall leading to a double aspect sitting room with fireplace and log burning stove, a family room with fireplace and bay window, double aspect kitchen/dining room, utility room with door to the garden and cloakroom.

On the first floor there is a master bedroom with ensuite shower room, three bedrooms, two of which are doubles and a family bathroom.

Outside a gate opens onto a gravel drive which leads to the double garage, provides ample off road parking and is bordered with manicured mature hedging. Laid to lawn with a variety of mature trees, hedging and shrubs, a garden store and an attractive outbuilding, the well-kept garden to the rear enjoys far reaching countryside views.

Harpers and Hurlingham

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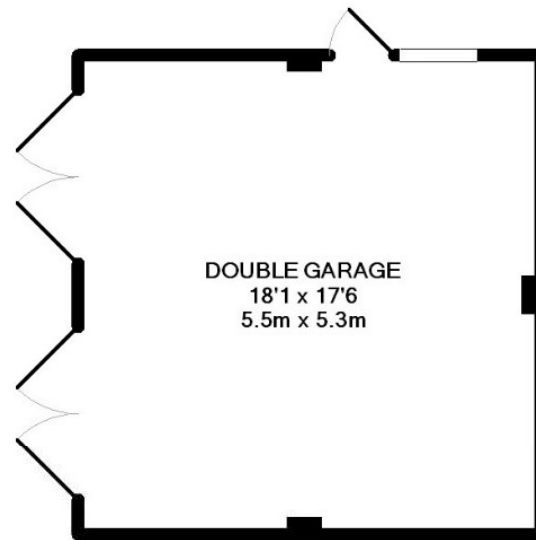
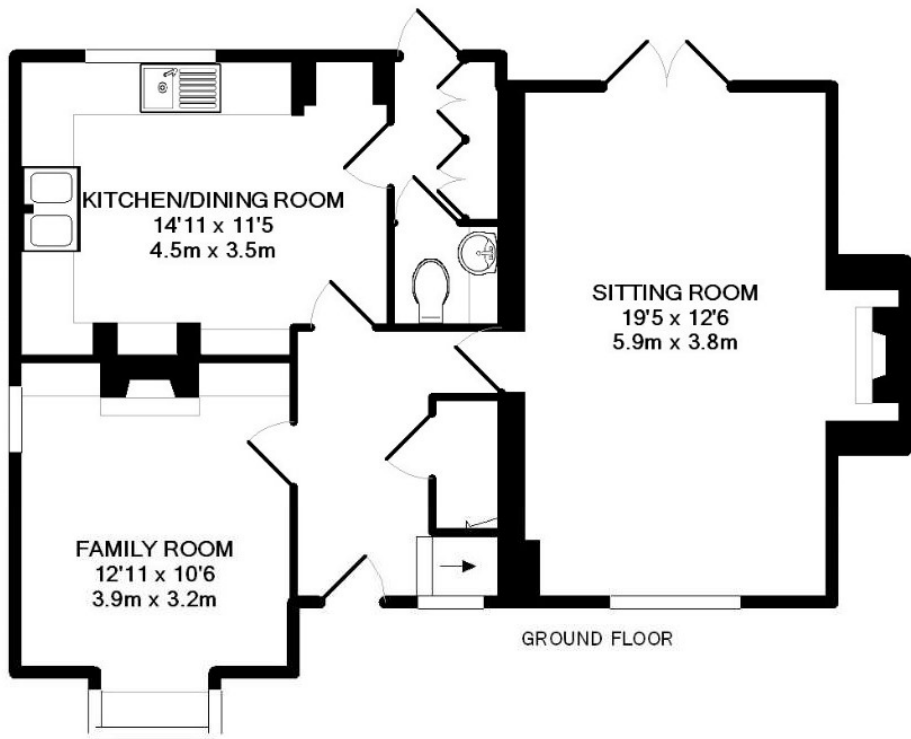
The cottage is located on the outskirts of Goudhurst with its variety of village shops including the Bakers, Chemist, Hairdresser, Doctors Surgery, Veterinary Surgery and Newsagent incorporating a Post Office to name a few.

For those who like to indulge in a bit of rest and relaxation, nearby Risebridge offers a members only Health Club and the village also boasts excellent local cuisine.

The village boasts a well-regarded primary school and is within the Cranbrook School catchment area. There are other excellent schools in the area, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.

Rail services are available from nearby Marden and Staplehurst. The nearby A21 provides access to the Motorways heading north and south.



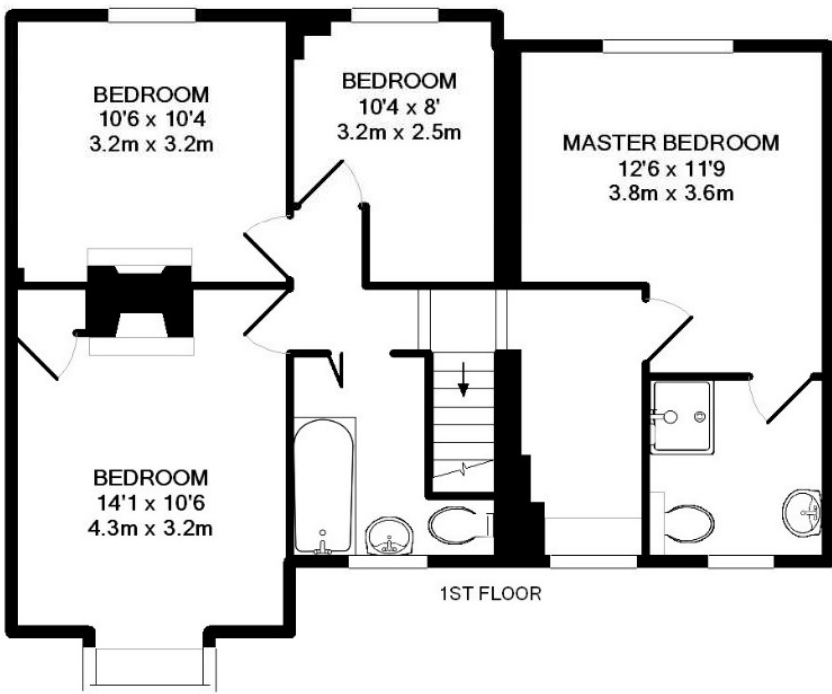


SERVICES

Mains electricity and water. Oil fired central heating. Private drainage.

Tunbridge Wells Borough Council - Council Tax Band G

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



TOTAL APPROXIMATE INTERNAL FLOOR AREA (excluding garage) 1243.2SQ.FT. (115.5SQ.M)

(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 floor plan 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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Energy Performance Certificate

Amberfield Cottage Peaseley Lane
Coudhurst, GRANBROOK
TN17 1HP

Dwelling type: Detached house
Date of assessment: 02 February 2011
Date of certificate: 02 February 2011
Reference number: 0018-7063-8212-8939-4960
Type of assessment: RIBA/R, existing dwelling
Total floor area: 125 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	D	D
B	B	E	E
C	C	F	F
D	D	G	G
E	E		
F	F		
G	G		

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	348 kWh/m ² per year	277 kWh/m ² per year
Carbon dioxide emissions	8.7 tonnes per year	6.8 tonnes per year
Lighting	£136 per year	£99 per year
Heating	£1291 per year	£1043 per year
Hot water	£347 per year	£150 per year

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is, and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

The EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

