

# CURTISDEN GREEN KENT





CURTISDEN GREEN, GOUDHURST, KENT TN17 1LA

## Delightful Detached Equestrian Property

Sitting Room \* Dining Room \* Kitchen/Breakfast/Family Room  
Conservatory \* Utility/Cloakroom

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Master Bedroom with Ensuite \* Two Further Bedrooms  
Family Bath and Shower Room

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Attic Room

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Gardens and Paddocks Approx. 4.5 Acres \* Stables \* Garage

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Cranbrook School Catchment Area

**Harpers and Hurlingham**

The Corner House

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This delightful detached period cottage is unlisted, offers equestrian facilities and is located in a rural yet not isolated position between Goudhurst and Marden.

A fusion of modern facilities and period character, the accommodation consists of a double aspect sitting room with inglenook fireplace with wood burning stove, a dining room with open fireplace, a kitchen/breakfast/family room with door to the terrace and fireplace with wood burning stove, a conservatory and a utility/cloakroom on the ground floor.

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

There is a good size attic room which would be ideal for use as additional accommodation subject to the necessary planning permission.

Outside there is ample off road parking adjoining a stable yard consisting of two stables and a hay barn/loose box. A gate from the yard leads to the paddocks. Within the grounds there is a haven for wildlife in the form of a pond which lies behind post and rail fencing. An area of lawn surrounds the cottage with mature hedgerow creating a boundary. The terrace is ideal for outside entertaining. In total the gardens and paddocks amount to approximately 4 acres.

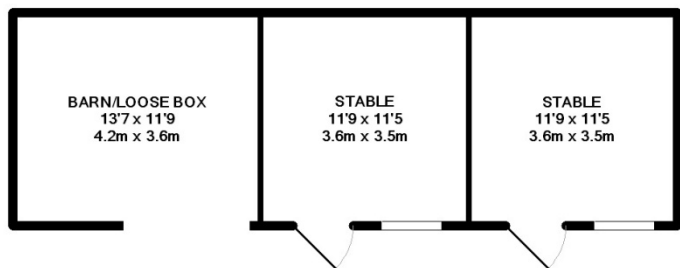
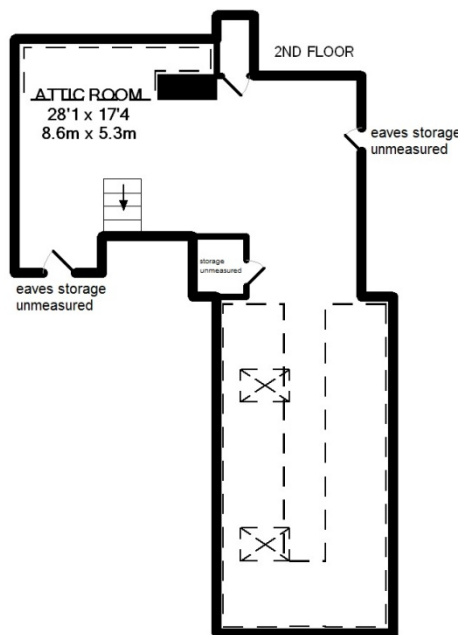
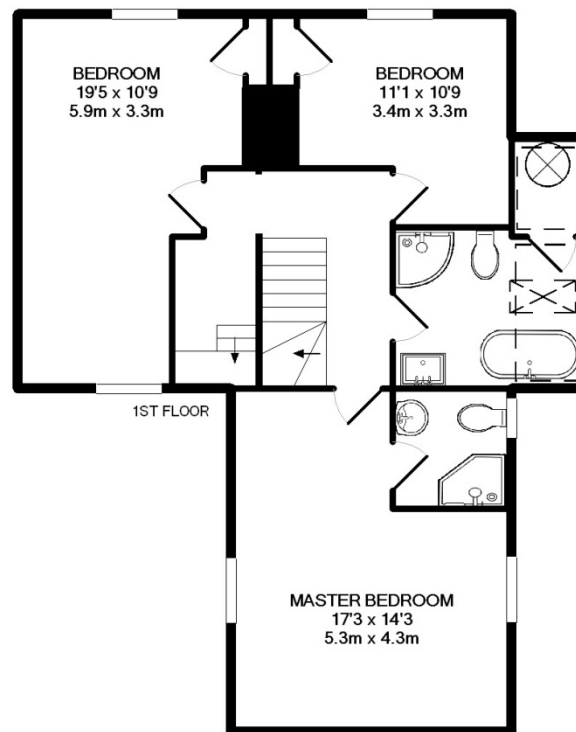
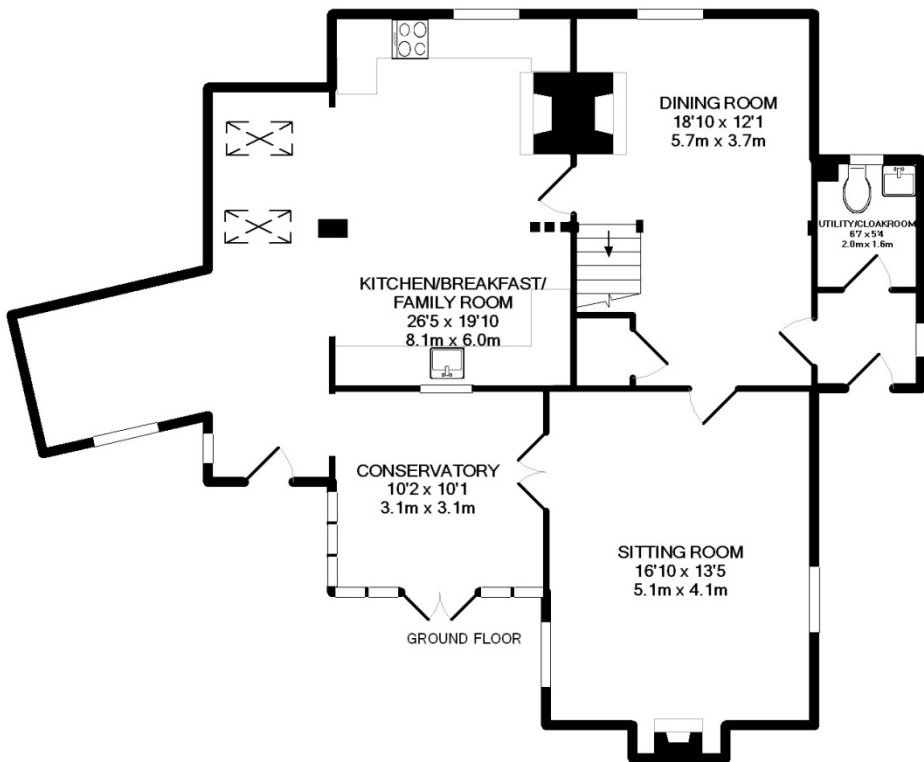
This delightful cottage benefits from its proximity to the mainline station at Marden and from being situated within the Cranbrook School Catchment Area.



This delightful cottage has the best of both worlds, being close enough to the picturesque village of Goudhurst and all its amenities but far enough out to enjoy the countryside and all it has to offer.

There are more extensive facilities available in the nearby towns of Cranbrook and Marden. There is a mainline station at nearby Marden with frequent trains to London Charing Cross, London Bridge and Cannon Street.

In addition to Cranbrook School, there are other excellent public and state schools for children of all ages, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School in the area.



TOTAL APPROX. INTERNAL FLOOR AREA 2003.2SQ.FT. (186.1SQ.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  
 Made with Metropix ©2015

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

Tunbridge Wells Borough Council - Council Tax Band F

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

### Energy Performance Certificate

Toll Cottage, Curtisden Green, Goudhurst, CRANBROOK, TN17 1LA  
 Dwelling type: Detached house Reference number: 9041-2802-7096-9205-2545  
 Date of assessment: 02 November 2015 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 02 November 2015 Total floor area: 184 m<sup>2</sup>

- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
  - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,471
Over 3 years you could save	£ 1,950

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 417 over 3 years	£ 264 over 3 years	
Heating	£ 5,313 over 3 years	£ 3,936 over 3 years	
Hot Water	£ 741 over 3 years	£ 321 over 3 years	
<b>Totals</b>	<b>£ 6,471</b>	<b>£ 4,521</b>	<b>You could save £ 1,950 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**

Rating	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	43	
(1-20) G		

The graph shows the current energy efficiency of your home.  
 The higher the rating the lower your fuel bills are likely to be.  
 The potential rating shows the effect of undertaking the recommendations on page 4.  
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 237	✓
2 Floor insulation (solid floor)	£4,000 - £5,000	£ 216	✓
3 Low energy lighting for all fixed outlets	£55	£ 117	✓

See page 4 for a full list of recommendations for this property.  
 To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.





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