

GOUDHURST

KENT



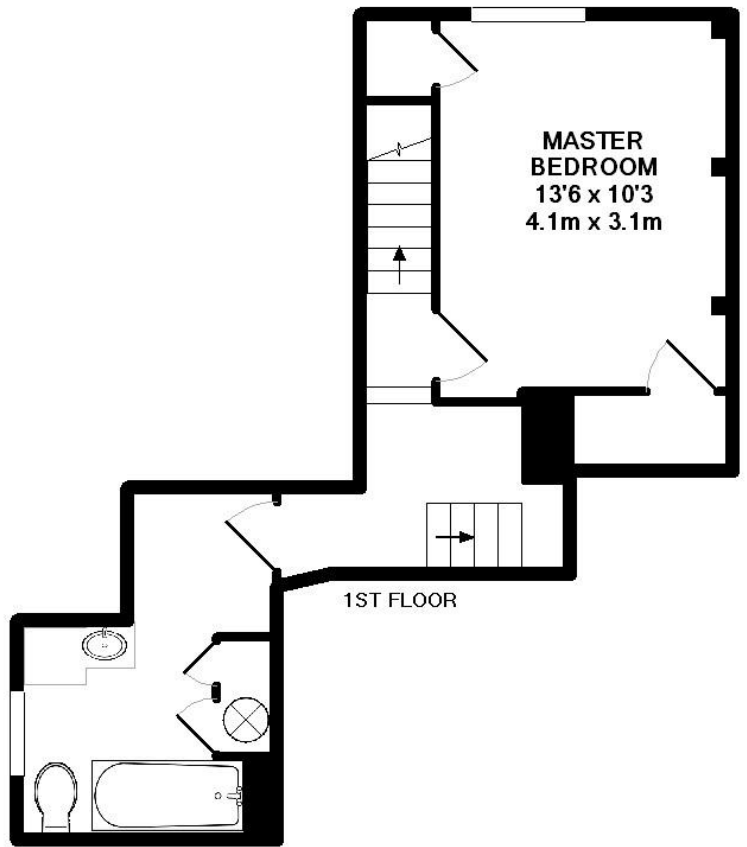
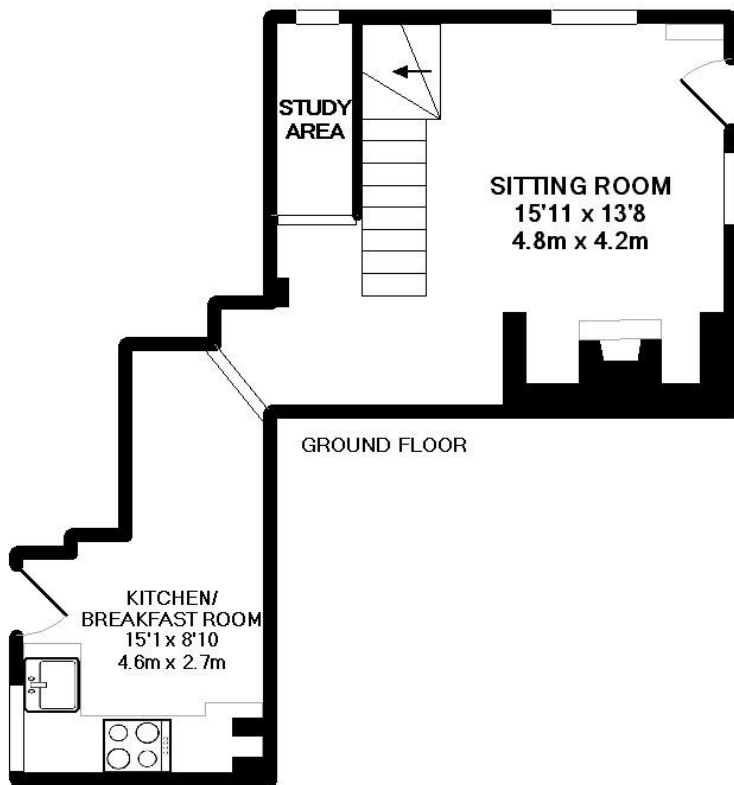
Clay Hill Goudhurst Kent TN17 1BE

This delightful Grade II Listed cottage occupies an elevated position on the outskirts of the village of Goudhurst.

Outside, there is off road parking. A communal courtyard to the rear leads to a brick store which was originally an outside privy. A path leads to a gate to the enclosed garden. The tiered garden has been created with different textures. There is a paved terrace with a Summer house, ideal for enjoying the garden.

- Delightful Attached Cottage
- Grade II Listed
- Exhibiting Period Features Throughout
- Sitting Room with Fireplace
- Kitchen/Breakfast Room
- Master Bedroom
- Family Bathroom
- Attic Double Bedroom
- Enclosed Garden
- Off Road Parking
- Walking Distance to Amenities
- Cranbrook School Catchment Area



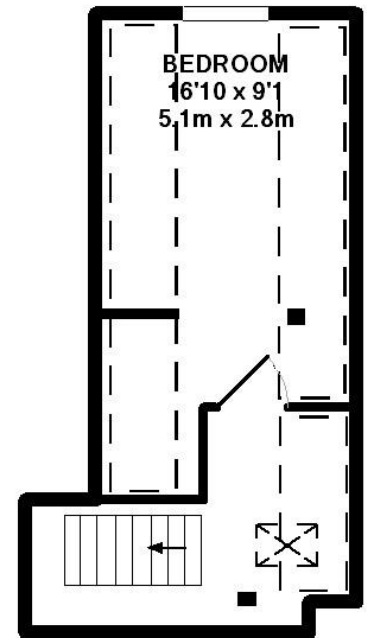


TOTAL APPROX. INTERNAL FLOOR AREA 708.3SQ.FT. (65.8SQ.M)
(not to scale - for layout purposes only)

(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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SERVICES

Mains electricity, water and drainage.

EPC Rating: N/A

Tunbridge Wells Borough Council - Council Tax Band D

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

PRICE GUIDELINE **£299,950** FREEHOLD

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