

# GOUDHURST, KENT



NORTH ROAD, GOUDHURST, KENT TN17 1AS

## Striking Converted Chapel with Far Reaching Views

Galleried Sitting Room \* Study \* Kitchen/Dining Room \* Utility Room \* Cloakroom

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

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Courtyard Garden \* Off Road Parking

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Cranbrook School Catchment Area

Formerly a Wesleyan Methodist Chapel with origins dating from 1838, this stunning conversion enjoys far reaching countryside views from an elevated position within the sought after village of Goudhurst.

The accommodation consists of galleried sitting room with feature windows and log burning stove, study, kitchen/dining room with bi-fold doors to the courtyard garden, utility room and cloakroom on the ground floor.

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

Outside a drive provides off road parking. A gate opens into the courtyard garden which is paved and inset with artificial grass. Reached via the bi-fold doors from the kitchen/dining room the courtyard is an ideal space for outside entertaining.

Within walking distance of the village centre, the property also benefits from being located within the Cranbrook and Goudhurst School Catchment Areas.

### Harpers and Hurlingham

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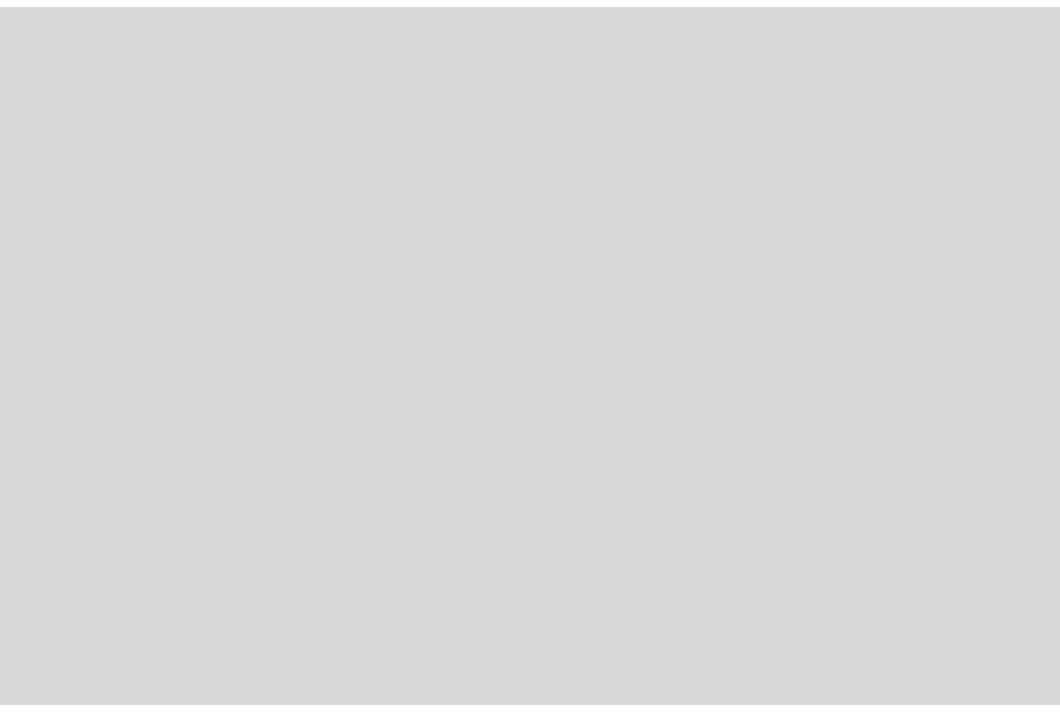
The sought after village of Goudhurst is popular for many reasons, one of which is its location within the Cranbrook School Catchment Area.

The village offers a wide variety of shops including a Bakers, a Pharmacy, a Newsagents incorporating a Post Office, two Hairdressers, a Doctors Surgery, a Veterinary Surgery and local pubs offering good food.

The local Primary School enjoys an excellent reputation having recently achieved an outstanding Ofsted report and in addition to this and the Cranbrook School there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School as well as the Boys and Girls Grammar Schools in Tonbridge and Tunbridge Wells.

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





# Energy Performance Certificate



The Old Chapel, North Road, Goudhurst, CRANBROOK, TN17 1AS

Dwelling type: Detached house  
Date of assessment: 19 October 2012  
Date of certificate: 19 October 2012  
Reference number: 8497-4510-3239-6797-8023  
Type of assessment: SAP, new dwelling  
Total floor area: 258 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

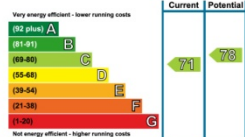
Estimated energy costs of dwelling for 3 years:	£ 4,485
Over 3 years you could save	£ 276

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 324 over 3 years	£ 324 over 3 years	
Heating	£ 3,381 over 3 years	£ 3,381 over 3 years	
Hot Water	£ 780 over 3 years	£ 504 over 3 years	
<b>Totals</b>	<b>£ 4,485</b>	<b>£ 4,209</b>	<b>You could save £ 276 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



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 3.

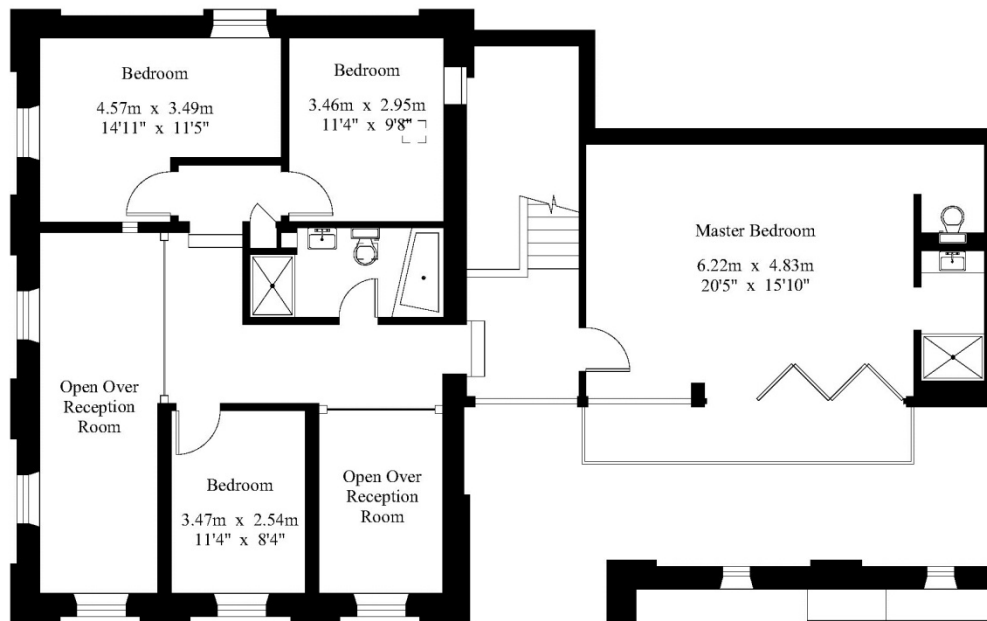
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

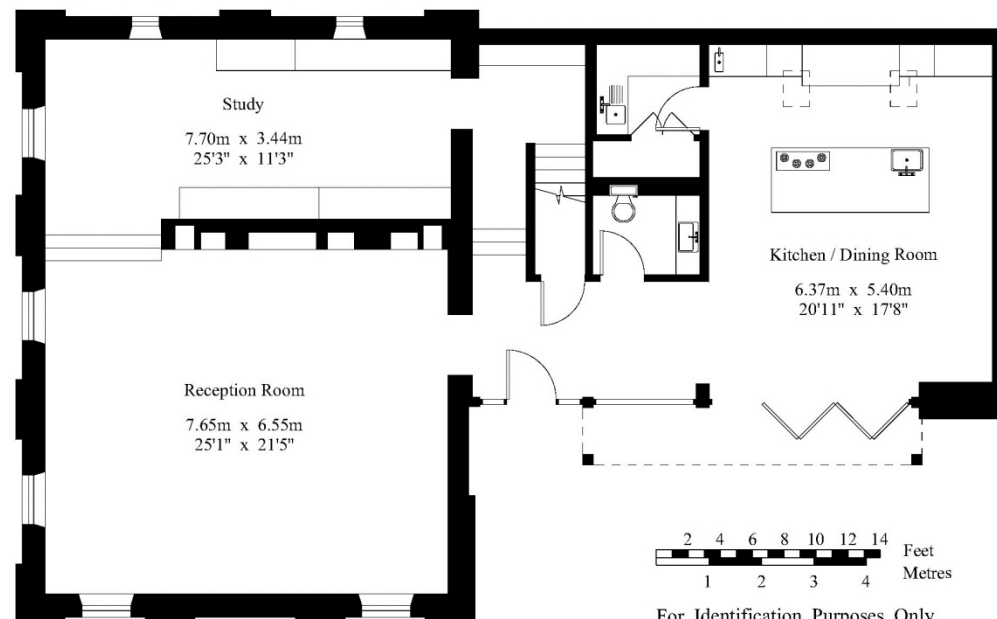
## Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £8,000	£ 276
2 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£ 666

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First Floor



Ground Floor

## SERVICES

Mains electricity, water and drainage. Air source heat pump for under floor heating with individual thermostatic controls, Rako lighting control system.

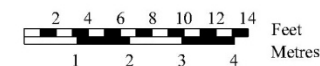
Tunbridge Wells Borough Council - Council Tax Band G

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



The Old Chapel

Gross Internal Area : 258.8 sq.m (2785 sq.ft.)



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