



'Our Focus Determines Your Reality'





Mile Lane  
Goudhurst  
Kent  
TN17 2NU



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

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Principal Bedroom with Ensuite \* Three Further Bedrooms  
Family Bathroom \* Separate Shower

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Enclosed Gardens \* Double Garage \* Off Road Parking



## STUNNING DETACHED FAMILY HOME

Built in the late 1990's, this attractive, detached family home occupies a sought after country lane on the outskirts of Goudhurst where it enjoys far reaching rural views.

The light filled accommodation consists of a double aspect sitting room with fireplace and doors to the garden, a dining room also with doors to the garden, a study, kitchen/breakfast room, utility room and cloakroom on the ground floor.

Situated on the first floor there is a principal bedroom with dressing area and ensuite bathroom, a guest bedroom with ensuite bathroom, a further two double bedrooms and a family bathroom with separate shower.

Sitting behind a picket fence the front door is approached by a path leading across lawn. A gravel drive to the side leads to the double attached garage and provides additional off road parking. The enclosed garden to the rear is laid to lawn with well-stocked flower and shrub borders, mature hedging and gravel and paved terraces.

The property is conveniently situated for access to the A21 and therefore the major road networks with rail access a short drive away.





## 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 bakers, a pharmacy, a newsagents incorporating a Post Office, two hairdressers, a doctors' surgery, a 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, Marlborough House, St. Ronan's, 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.

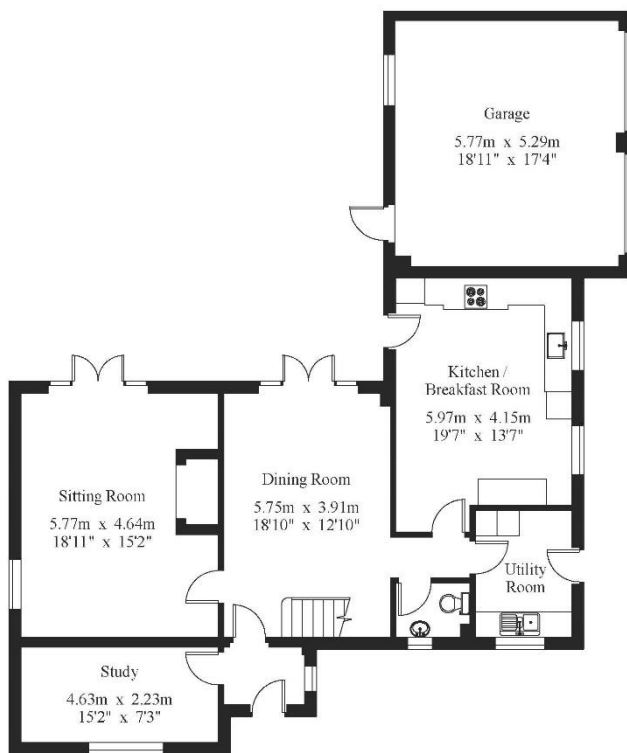




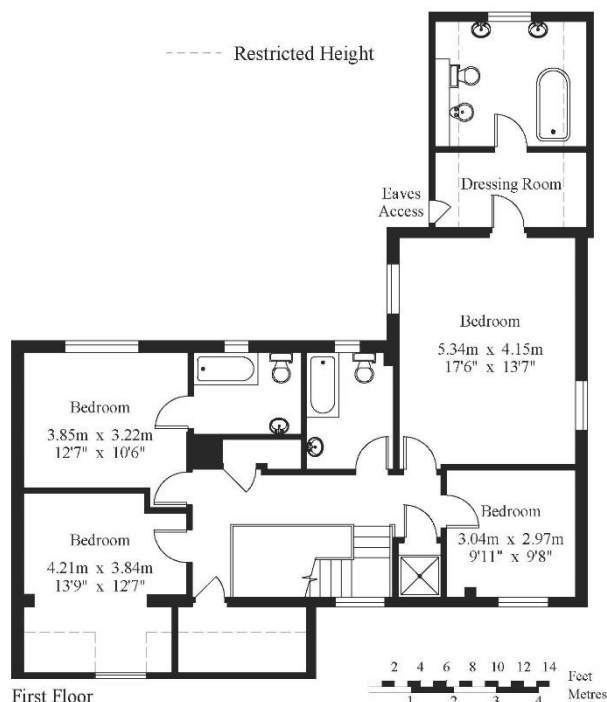


# Orchard View

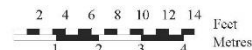
Gross Internal Area : 250.6 sq.m (2,697 sq.ft.)  
(Including Garage)



Ground Floor



First Floor



For Identification Purposes Only.  
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## SERVICES

Mains electricity and water. Oil fired central heating. Private sewage system located at the right hand end corner of the property.

EPC Rating: D - full details available on request.

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.

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