



'Our Focus Determines Your Reality'



# WHITE GABLES

Jarvis Lane

Goudhurst

Kent

TN17 1LA



**£550,000**

Entrance Hall \* Sitting/Dining Room \* Kitchen \* Utility Room

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Principal Bedroom \* Two Further Double Bedrooms  
Family Bathroom and Family Shower Room

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Attractive Garden \* Garage \* Off-Road Parking



## VERSATILE SINGLE STOREY PROPERTY

In need of some updating, this single storey property provides a flexible layout, sitting in an attractive garden in a semi-rural country lane location in the hamlet of Curtisden Green, on the outskirts of the sought after village of Goudhurst.

The living space consists of an entrance hall, a double aspect 'L' shaped sitting/dining room, a kitchen and a utility room with door to outside. At the opposite end of the entrance hall there is a principal bedroom with built-in storage, two further double bedrooms also both with built-in storage, a family bathroom and a family shower room.

Outside a drive provides off-road parking and leads to the detached garage. A path leads from the drive to the front door. The garden wraps around the property and is laid predominantly to lawn bordered and intersected with mature hedging and established flower and shrub beds. There is a paved terrace, a garden store and a fruit cage.



## **GOUDHURST**

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

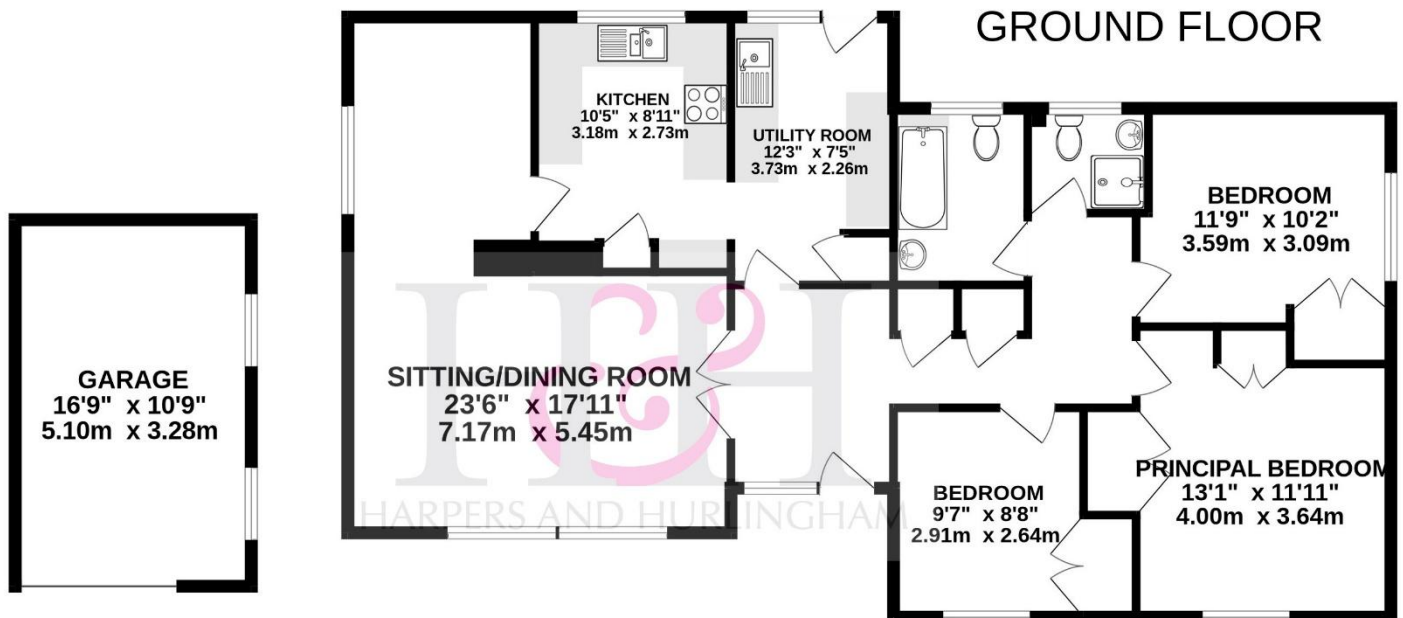
The village offers a wide variety of shops including a Village Shop, Post Office and Newsagent. A Bakers and Pharmacy, two Hairdressers, Doctors Surgery, Veterinary Surgery, and local pubs offering good food.

## **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, St. Ronan's, and Dulwich 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.





TOTAL APPROXIMATE INTERNAL FLOOR AREA HOUSE 1,140SQ.FT. (105.9SQ.M.)  
GARAGE 180SQ.FT. (16.7SQ.M.)  
(no guarantee is given to the square footage of the property; the figure shown is for initial guidance)  
(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 floorplan 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. Oil fired central heating.

Tunbridge Wells Borough Council - Council Tax Band E

EPC Rating: E

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

## DIRECTIONS

With our Office in Cranbrook on the right, continue down Stone Street to the roundabout. Take the first exit left signposted Goudhurst, after approx. 3.37 miles turn right onto the B2084, in front of The Goudhurst Inn. Continue to the 'T' junction and turn right towards Horsmonden, continue on this road in the direction of Marden. After passing Ladysden Farm on the left, take the right hand turn into Curtisden Green Lane, signposted Curtisden Green and Bethany School, the driveway to White Gables is on the left after the Music School.



WHITE GABLES, TN17 1LA

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