



'Our Focus Determines Your Reality'



ASH VIEW
Jarvis Lane
Goudhurst
Kent
TN17 1LN



£695,000

Entrance Hall * Sitting/Dining Room * Kitchen/Breakfast Room
Utility Room
Ground Floor Bedroom/Study * Family Shower Room

Principal Bedroom * Further Double Bedroom
Family Bathroom

Attractive Garden * Garage * Off Road Parking



CHARMING CHALET STYLE COTTAGE IN SEMI RURAL LOCATION

This charming chalet style cottage offers a versatile layout in a semi-rural country lane location in the hamlet of Curtisden Green, on the outskirts of the sought after village of Goudhurst.

The accommodation consists of an entrance hall, a double aspect sitting/dining room with exposed beams, a fireplace with log burning stove and door to a walled terrace, a double aspect kitchen/breakfast room and a utility room with door opening onto the driveway; completing the ground floor there is a double bedroom/study and a family shower room.

On the first floor there is a double aspect principal bedroom with built-in storage and a hand wash basin, a further double bedroom also with built-in storage and a family bathroom.

Outside a brick laid driveway leads to the detached garage and provides ample off-road parking. The garden is bordered by mature hedging and is laid to lawn with a path leading to the front door, well-stocked flower beds, areas of terracing and a garden store.



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.

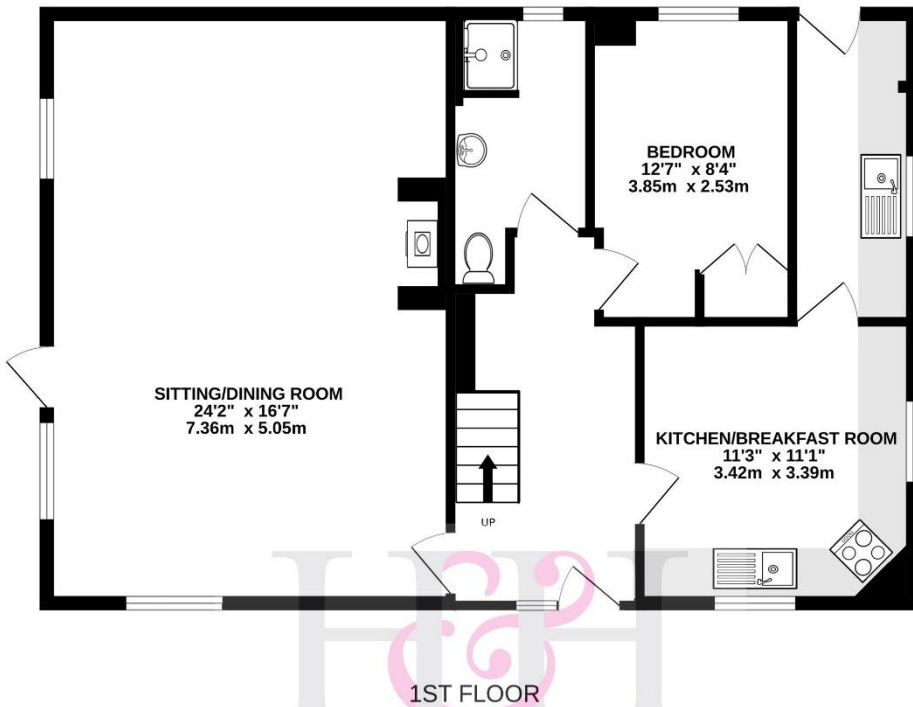
SCHOOLS AND CONNECTIONS

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.

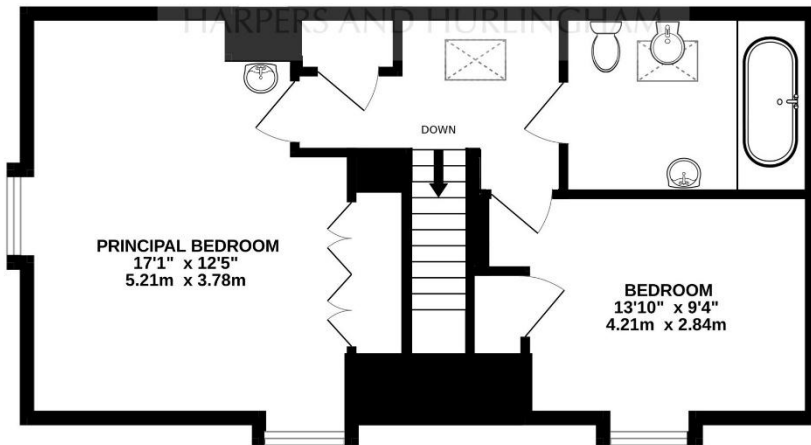
The Mainline stations at nearby Paddock Wood, Marden and Staplehurst offer regular trains into London. The A21 provides access to the M25 Motorway to the North and South.



GROUND FLOOR



1ST FLOOR



TOTAL APPROXIMATE INTERNAL FLOOR AREA 1,471SQ.FT. (136.7SQ.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 and water. Oil fired central heating. Shared Klargester sewage treatment plant.

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: D

Shared maintenance of Klargester and shared driveway

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

DIRECTIONS

From our office in Cranbrook, proceed along Stone Street to the Wilsley Pound Roundabout. Take the 1st exit signed Goudhurst. Continue on this road, turn right before the Goudhurst Inn onto Chequers Road, take the first right turn into Jarvis Lane. Continue on Jarvis Lane, the road bears to the left, the drive for Ash View is on the left-hand side just before Bethany School.



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