



THE NORTHDOWN
CRANBROOK ROAD, GOUDHURST, KENT, TN17 1DP



**Lambert
& Foster**

CRANBROOK 4.5 MILES | MARDEN MLS 5 MILES | TUNBRIDGE WELLS 10 MILES | BEDGEBURY FOREST 4 MILES

THE NORTHDOWN, CRANBROOK ROAD, GOUDHURST, KENT, TN17 1DP

An impressive, detached, four bedroom family house, circa 2131 sq ft including a separate triple aspect sitting room, dining room, family room, study and a kitchen/breakfast room, complemented by a south facing, rear garden, parking and an attached tandem length double garage, all occupying a convenient village location with pavement access to the picturesque high street and local amenities.

Cranbrook School catchment area.

GUIDE PRICE £895,000

FREEHOLD



DIRECTIONS

Using WHAT3WORDS; deflation.enable.cloak



DESCRIPTION

The Northdown is an impressive, detached, non-estate, family house circa late 1990s, presenting elevations of brick and white weatherboarding, set with UPVC multi paned top hung, double glazing beneath a pitched tiled roof.

The very well proportioned accommodation is arranged over two floors and is described in more detail as follows, entrance hall and cloakroom, doors leading off to a triple aspect sitting room with fireplace housing a coal effect gas fire, with outlook across the front garden. The dining room has glazed double patio doors opening out to the rear south facing garden. A useful separate family room is currently use by the seller as the main study and enjoys an aspect to rear across the garden. A separate study has an aspect to side. The fitted kitchen/breakfast room includes limed oak fronted units, tiled floor, fitted work surfaces, Ariston four burner gas hob with integrated electric eye level oven and grill, fridge/freezer and a Neff dishwasher. Outlook to rear across the garden. A useful utility room has a fitted stainless steel sink unit a wall mounted Worcester Bosch LPG fired boiler, providing domestic hot water and central heating. Arranged over the first floor landing are four bedrooms including both a main bedroom with built-in wardrobes and a double aspect, served by an en suite shower room fitted with a white suite and a guest bedroom two also with built-in wardrobes and an aspect to rear, served by an en suite shower room, fitted with a white suite. Bedrooms three and four overlook the rear garden. A separate family bathroom is fitted with a white suite including a panelled bath with mixer tap and shower attachment.





GARDENS & GROUNDS

Outside, an open access onto a block paved drive providing parking, turning head, leading up to an attached tandem length, double garage, with a pitched tiled roof. The front garden includes an area of shaped lawn with established shrubs, silver birch tree, hedging and fencing.

A wooden side gate provides access to the rear south facing garden, a particular feature, complementing the accommodation well, laid to lawn with paved sun terrace, a separate paved seating area, shrubs, Acer and climbing rose. All enclosed by established hedging and fencing.



FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

The Northdown, Cranbrook Road, Goudhurst, Cranbrook, TN17 1DP

Approximate Area = 1865 sq ft / 173.2 sq m

Garage = 266 sq ft / 24.7 sq m

Total = 2131 sq ft / 197.9 sq m

For identification only - Not to scale





VIEWING: By appointment only. **Cranbrook Office:** 01580 712888.

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: LPG fired central heating (below ground storage tank)

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band G **EPC:** C (76)



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