

RADFORDS

ESTATE AGENTS

Country Homes

**No Onward
Chain**



**GREENSLEEVES
STATION ROAD
GOUDHURST
KENT
TN17 1HA**

£525,000 FREEHOLD



The Estate Office, Crampton House
High Street, Staplehurst
Kent, TN12 0AU

enquiries@radfordsestates.co.uk
www.radfordsestates.co.uk
01580 893152

GREENSLEEVES, STATION ROAD, GOUDHURST, KENT, TN17 1HA

A RARE OPPORTUNITY TO ACQUIRE A LOVELY PERIOD COTTAGE FOR REFURBISHMENT SITUATED ON THE OUTSKIRTS OF THE BEAUTIFUL VILLAGE OF GOUDHURST

ENTRANCE PORCH, LOUNGE/DINING ROOM, KITCHEN/BREAKFAST ROOM, CLOAKROOM, LANDING, FOUR BEDROOMS, BATHROOM, LARGE GARDEN TO SIDE AND REAR, WITHIN CRANBROOK SCHOOL CATCHMENT AREA

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the village of Goudhurst proceed along the A262 in the Tunbridge Wells direction. Proceed down the hill and the cottage will be found on the left-hand side with our For Sale board outside. It is recommended for viewing purposes to initially park a little further down on the pull in area to the right.

DESCRIPTION

This an outstanding example of a lovely Victorian semi-detached cottage having been extended in latter years. The cottage is in good condition but is in need of light refurbishment but already enjoys the benefits of replacement double glazing and an up-to-date drainage system. Situated historically near where to old Goudhurst railway used to be. The cottage offers huge possibilities with having an unusual extension to the first floor but with the possibilities of further extension below. It is considered that the side garden could, subject to planning permission, offer a building plot. The cottage presents an open canvas for creating a lovely family home.

Set within the historic village of Goudhurst, which has a good range of local amenities. Cranbrook Town Centre is about 4 miles distant and offers a comprehensive range of shopping, schooling, banking and recreational facilities. There are mainline stations available at Marden and Staplehurst with services to London (the journey taking about 1 hour) and Ashford International. The property is set within the favoured Cranbrook School catchment area. There is a primary school at Goudhurst and there are numerous private schools nearby.



GREENSLEEVES, STATION ROAD, GOUDHURST, KENT, TN17 1HA

The accommodation with approximate dimensions comprises: -

Front door leading to:

HALLWAY

Door opening through to:

LOUNGE/DINING ROOM

19'10" x 14'3" narrowing to 12'1". Double glazed window to front and side. Old fashioned tiled fireplace with adjoining side cupboards and shelving. Two electric heaters. Understairs cupboard with double glazed window to side.



KITCHEN/BREAKFAST ROOM

16'8" x 13'9". Double glazed window to rear and two double glazed windows to side. Existing older base units with stainless steel double drainer sink unit. Two electric heaters. Cooker hood. Freestanding cooker.



GREENSLEEVES, STATION ROAD, GOUDHURST, KENT, TN17 1HA

REAR LOBBY

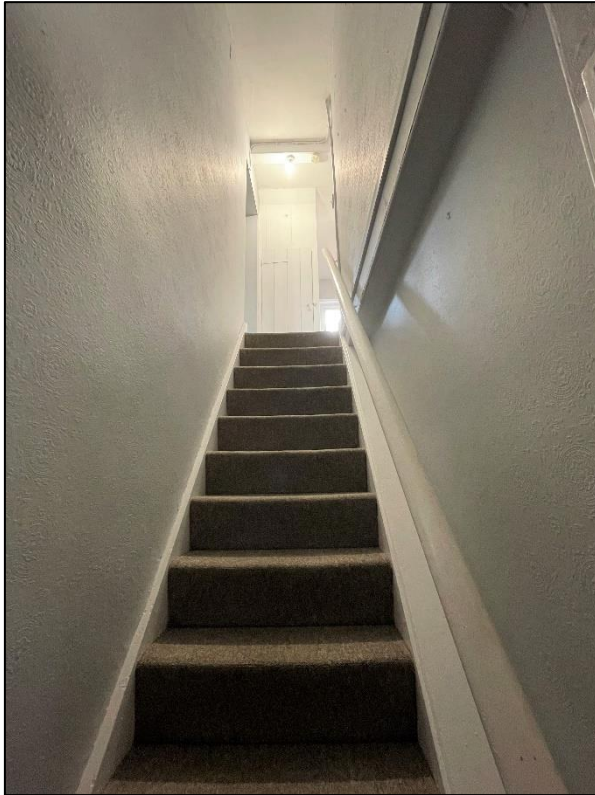
Double glazed door opening to garden.

CLOAKROOM

Double glazed window to rear. Full flush WC.

STAIRCASE

Leading to:



FIRST FLOOR LANDING

Double glazed window to rear. Electric heater. Understairs cupboard.

BEDROOM 1

12'7" x 11'5". Double glazed window to front. Boarded in fireplace. Airing cupboard with fitted immersion.



GREENSLEEVES, STATION ROAD, GOUDHURST, KENT, TN17 1HA

BEDROOM 2

11'0" x 9'5". Double glazed window to front. Electric heater. Double cupboard.



BEDROOM 3

11'0" x 7'10". Double glazed window to rear. Boarded in fireplace. Electric heater.



GREENSLEEVES, STATION ROAD, GOUDHURST, KENT, TN17 1HA

BATHROOM

9'7" x 5'7". Double glazed window to rear. Hand wash basin. WC. Bath with fitted Triton shower.



BEDROOM 4

14'7" x 12'10". Double glazed window to side. Electric heater. Shaped fireplace would make a nice feature.



STAIRCASE

Leading to:

SECOND FLOOR

Leading to:

GREENSLEEVES, STATION ROAD, GOUDHURST, KENT, TN17 1HA

OUTSIDE

The property is approached over a fairly tight entrance, which would benefit from widening, providing access to the property. Interestingly the cottage has been extended on the upper floors with brick pillars leaving an open space under for possibly a car port or, subject to planning, additional accommodation. A garage lies to the rear of the property and there is an area of immediate courtyard to the rear. The main garden lays to the side and is laid to lawn with established hedges.



GREENSLEEVES, STATION ROAD, GOUDHURST, KENT, TN17 1HA

AGENTS NOTE:

It is considered that there is a possibility of obtaining planning permission to build a house, sharing the existing access which would need to be modified.

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		

EPC rating :F

COUNCIL TAX

Maidstone Borough Council Tax Band D

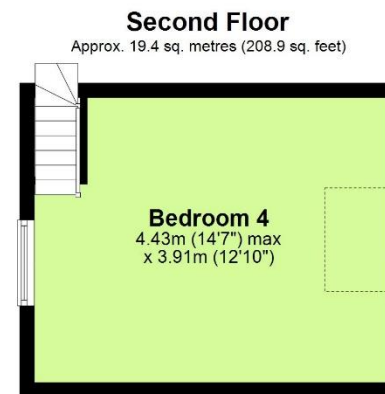
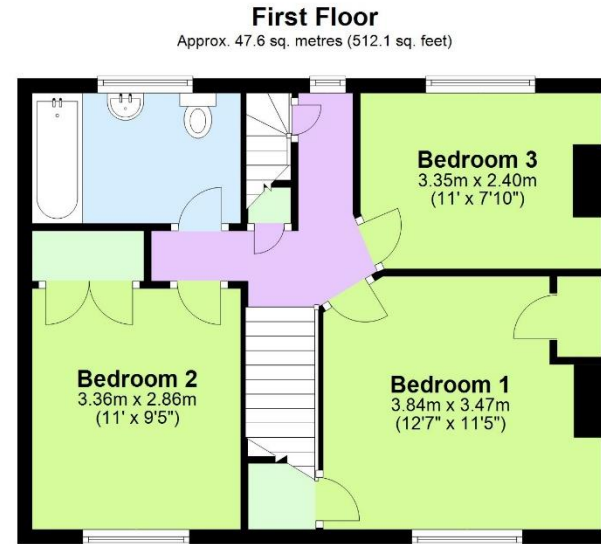
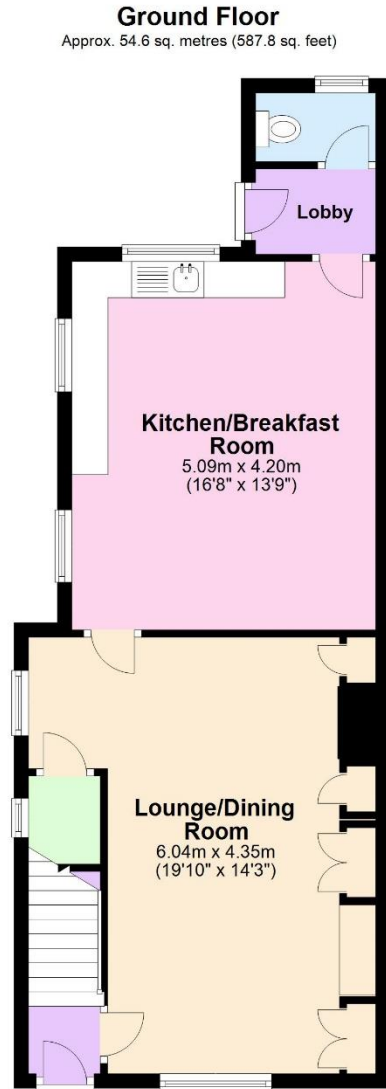
MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.

GREENSLEEVES, STATION ROAD, GOUDHURST, KENT, TN17 1HA

FLOOR PLANS



Total area: approx. 121.6 sq. metres (1308.8 sq. feet)