

RADFORDS
ESTATE AGENTS

Country Homes

**No Onward
Chain**



**1 BLUECOATS COTTAGES
BLUECOATS LANE
GOUDHURST
KENT
TN17 1HB**

PRICE GUIDE £465,000 FREEHOLD



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1 BLUECOATS COTTAGES, BLUECOATS LANE, GOUDHURST, KENT, TN17 1HB

AN OUTSTANDING SEMI-DETACHED KENTISH COTTAGE IN IDYLIC POSITION OVERLOOKING NATIONAL TRUST SCOTNEY CASTLE LAND. SITUATED ON THE OUTSKIRTS OF THE VILLAGE OF GOUDHURST IN A QUIET COUNTRY LANE.

SPACIOUS RECEPTION ROOM. KITCHEN/DINING ROOM. LOBBY/BATHROOM. THREE BEDROOMS. LANDING. GARDENS. DOUBLE GARAGE. CRANBROOK SCHOOL CATCHMENT AREA.

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Goudhurst proceed in the Tunbridge Wells direction and after about a mile of leaving Goudhurst, Bluecoats land will be the third turning on the left and the cottage will be a short way up the lane with our For Sale board outside.

DESCRIPTION

An unrivalled opportunity to acquire a lovely Kentish Cottage traditionally built of brick beneath a Kentish peg tiled roof in an outstanding position enjoying magnificent views all round in a quiet country lane. The cottage is well-maintained and benefits from replacement double glazing window and doors throughout is now ready for kitchen and bathroom updating and offers wonderful scope for overall improvement. The accommodation is spacious and many of the original doors have been retained. There are lovely gardens laying mainly to the front and side. A feature of the garden is the beautifully maintained hedging.

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.

AGENTS NOTE

We are also offering 2 Bluecoats Cottages for sale separately which may be of interest to some applicants who wish to buy adjoining properties with family. Alternatively they could be sold as a whole.



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MAIN LIVING ROOM

19'8" X 15'6" with double glazed window to front. A brickette fireplace with hearth. Adjoining original pine cupboard. Carpeting.



KITCHEN / DINING ROOM

18'10" x 12'6" with double glazed window to side and rear. Door opening to garden. Currently fitted out with base and eye level units. Stainless steel single drainer sink unit.



REAR LOBBY AREA LEADING TO BATHROOM

With panelled bath. WC. Wash basin. Double glazed window to side.

Staircase leading to first floor landing with fitted carpeting. Access to airing cupboard and loft area.

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BEDROOM 1

12'10" x 10'7" with double glazed window to front. Carpeting.



BEDROOM 2

12'10" x 9' with window to side. Carpeting.



BEDROOM 3

9'10" x 8'1" with window to rear. Carpeting.



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Note: all the bedrooms enjoy lovely views.

OUTSIDE

The property enjoys a hedged frontage with a pedestrian access through front garden laid mainly to lawn which extends to the side. A feature of the garden is the lovely sculptured hedging. Vehicle access with car parking for 2-3 cars with access leading to



DOUBLE GARAGE

23'4 x 15'6" with twin up-and-over doors. Light and power. Access door.

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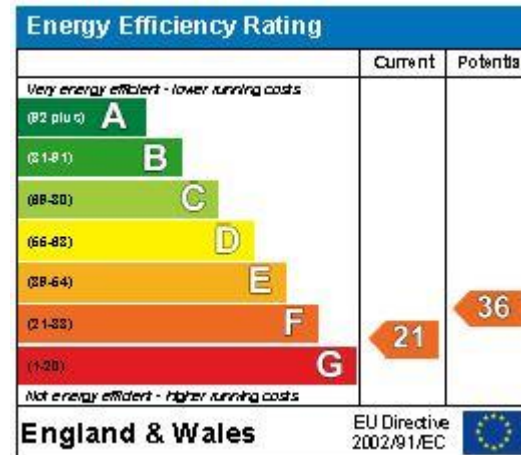
The garden overlooks National Trust Scotney Castle land.

Mains water and electricity are connected. A new private treatment installation is being installed. Heating is supplied by recently fitted electric independent heaters.

COUNCIL TAX

Maidstone Borough Council Tax Band : D

ENERGY PERFORMANCE CERTIFICATE



EPC Rating: F

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.