

RADFORDS
ESTATE AGENTS

Country Homes



LITTLE HORDEN FARM COTTAGE
HUSHEATH HILL
GOUDHURST, KENT, TN17 2NE
PRICE £750,000 FREEHOLD



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LITTLE HORDEN FARM COTTAGE, HUSHEATH HILL, GOUDHURST, KENT, TN17 2NE

A DELIGHTFUL PERIOD COTTAGE IN TRANQUIL SETTING IN LOVELY RURAL COUNTRY SITUATION SET IN APPROXIMATELY 2/3RDS OF AN ACRE WITH FEATURE LAKE

ENTRANCE HALL, DINING HALL WITH MINSTREL GALLERY, SITTING ROOM WITH INGLENOOK, MORNING ROOM OVERLOOKING LAKE, KITCHEN, UTILITY ROOM, INNER HALL AREA, BEDROOM WITH REFITTED LUXURY SHOWER ROOM, FURTHER BEDROOM, MASTER BEDROOM ON FIRST FLOOR WITH LUXURY EN SUITE BATHROOM. SET IN GROUNDS AND LAKE EXTENDING TO APPROXIMATELY 2/3RDS OF AN ACRE, LARGE DOUBLE GARAGE/WORKSHOP, CRANBROOK SCHOOL CATCHMENT AREA

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From Goudhurst, proceed towards Cranbrook on the A262, leaving the village of Goudhurst behind you. After about 1 mile you'll pass The Peacock Inn on your right - keep going. After about ¼ mile you'll come across a slightly hidden small crossroads (known as Four Wents). Turn sharp left into Colliers Green Road, signposted to Colliers Green. After about 1 mile you'll pass Colliers Green hamlet with a small primary school. Continue along Colliers Green Road, and take the next fork turning on the left (Roundgreen Lane). Continue up along this lane, passing a row of cottages on the left, until you reach a fork in the road. Take the right fork, which brings you up onto Husheath Hill. Little Horden Farm Cottage is the second property on the left.

DESCRIPTION

Believed to date back at least 300 years, a delightful former farm cottage, having been extended in latter years and now offering delightful family living accommodation with a wealth of exposed beams, fine Inglenook fireplace and an unusual feature in the Dining Hall of a minstrel gallery. The cottage is well-presented and in excellent order throughout, with full oil-fired central heating and full replacement wood double-glazed windows. A feature is the lovely lake lying to the rear and one side of the property with decking extending through from the Morning Room.

Situated on the outskirts of Goudhurst, the property falls within the Cranbrook School catchment area and is within easy driving-distance of both Staplehurst and Marden mainline stations with fast and frequent trains serving Charing Cross and Cannon Street. The nearby Wealden town of Cranbrook is approximately 15 minutes' driving distance and Tunbridge Wells 35 minutes' driving distance.



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The accommodation with approximate dimensions comprises:-

ENTRANCE HALL

Approached through front door. Panelled radiator. Double-glazed window to side. Coconut matting. Exposed beams. Door opening through to:-

DINING HALL

20'10" x 9'10" (6.35m x 3.00m). Two windows to front. Exposed beams. Fitted carpeting. Two panelled radiators. Two wall lights. A feature of this room is the minstrel gallery approached by an old ladder, with oak flooring and additional radiator.



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SITTING ROOM

21'6" x 15'9" overall (6.55m x 4.80m). Double-aspect with windows to front and rear and door opening onto rear garden area. Heavily beamed. Two double panelled radiators. Exposed brickwork. Fine Inglenook fireplace with oak bressumer beam and open hearth. Fitted carpeting.

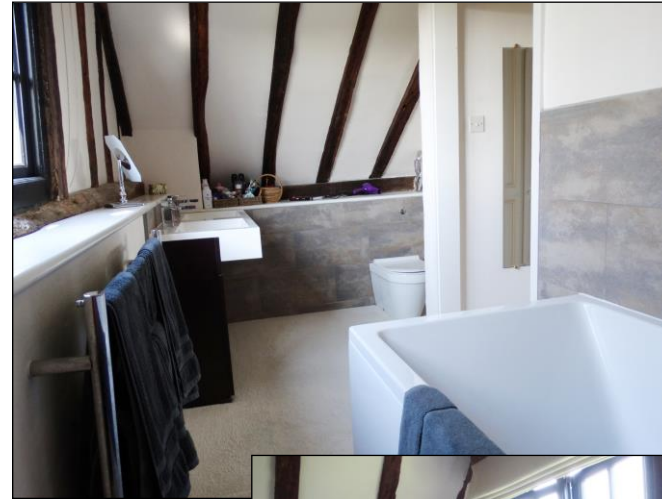


Staircase off, leading to first floor.

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MASTER BEDROOM

16'6" (5.03m) narrowing to 12'2" x 11'10" (3.71m x 3.61m). Window to front. Exposed beams. Fitted carpeting. Double panelled radiator. Full range of quality fitted wardrobe cupboards to two walls. Door off to:-



EN SUITE BATHROOM

Window to rear. Luxuriously and recently refitted. Exposed beams. Chrome heated towel rail. Quality panelled bath with hand-held shower. Twin quality hand wash basins in vanity unit. Low-level WC suite. Italian natural stone flooring and part-walls.

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KITCHEN

14'9" x 7'3" (4.50m x 2.21m). Window to rear overlooking rear garden. Exposed beams. Fitted out with traditional range of base and eye-level units. Inset twin-bowl shaped sink unit with brass tap. Inset Miele black ceramic hob with extractor hood over. Recently-replaced Neff black double oven. Space for dishwasher and refrigerator. Quarry tiled flooring.



UTILITY ROOM

7'2" x 7'1" (2.18m x 2.16m). Beams. Door to rear. Worktop surfaces with stainless steel sink unit. Plumbing for automatic washing machine. Quarry tiled flooring.

MORNING ROOM

12'11" x 12'3" (3.94m x 3.73m). Quarry tiled flooring. Panelled radiator. Exposed beams. One wall brick-finished. Meter cupboard. Casement doors opening out onto decking overlooking lake.



Rear lobby with access door.

INNER HALL

Window to front. Fitted carpeting.

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BEDROOM 2

12'5" x 9'8" (3.78m x 2.95m). Window to front. Range of fitted wardrobe cupboards extending to bedhead area. Panelled radiator. Exposed beams. Two wall light points.



EN SUITE SHOWER ROOM

Also approached independently from hall. Window to side. Newly-fitted with quality fitments. Italian natural stone walls and flooring. Large quality walk-in shower. Quality hand wash basin. Low-level WC suite. Underfloor heating. Chrome heated towel rail.



BEDROOM 3

10'3" x 9'6" (3.12m x 2.90m). Window to front. Panelled radiator. Fitted carpeting. Exposed beams. One wall with fitted handmade cupboards.

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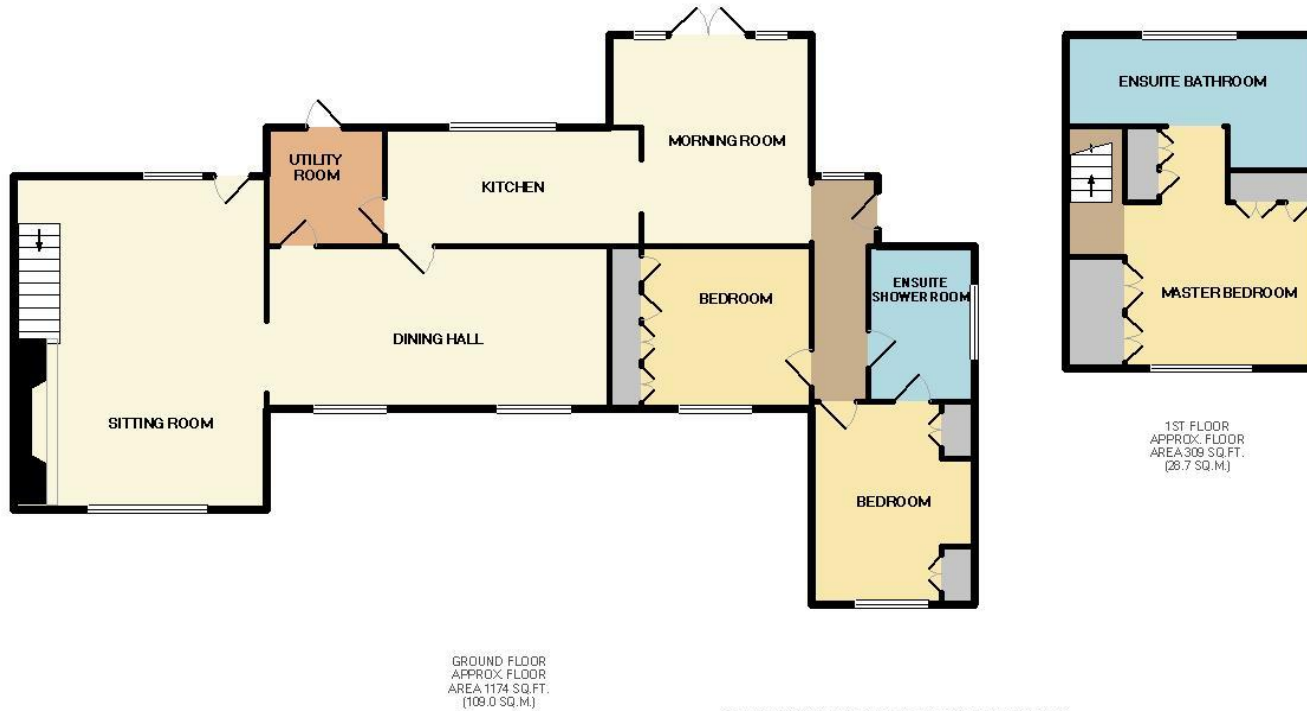
OUTSIDE

The property is approached through a five-bar gate over a gravelled driveway sweeping round to the front of the house. **Double Garage/Workshop:** Overall measurement 26'6" x 18'8" (8.08m x 5.69m). Twin doors, light and power. Crazy-paved frontage area. Pump for private drainage system. The frontage is laid mainly to lawns with established shrubs and trees. To the rear of the property is an area of lawn and established shrubs, the main feature of which is the delightful lake with decking. Garden shed. Boiler house housing oil-fired boiler serving domestic hot water and central heating.



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FLOOR PLANS

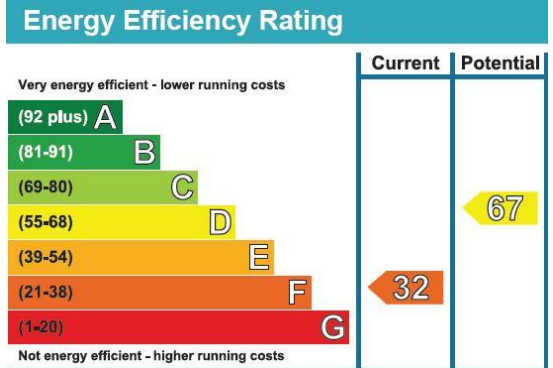


GROUND FLOOR
APPROX. FLOOR
AREA 1174 SQ.FT.
(109.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1493 SQ. FT. (137.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plans 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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ENERGY PERFORMANCE RATING



EPC rating: F

COUNCIL TAX BAND

Band G

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. 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.