



CEDAR COTTAGE

Clayhill, Goudhurst, Cranbrook, Kent



A MOST ATTRACTIVE COTTAGE WITH FAR-REACHING VIEWS

This fabulous detached family home offers elegant and beautifully presented accommodation with the benefit of a substantial decked terrace, taking advantage of the stunning rural views, as well as landscaped gardens, parking and a double garage.

   EPC
3 2 2 D

Local Authority: Tunbridge Wells Borough Council

Council Tax band: F

Tenure: Freehold

Services: Mains water and electricity. Oil-fired heating. Mains drainage.

Cranbrook 5 miles. Marden station 5.3 miles (London Bridge from 47 minutes). Staplehurst 7.4 miles (London Bridge from 53 minutes). Tunbridge Wells 10 miles.

Postcode: TN17 1BD www.what3words.com/beefed.quitter.register



UNRIVALLED, FAR-REACHING COUNTRYSIDE VIEWS

The property is situated in an elevated position, with spectacular views over the surrounding countryside, in the heart of the beautiful Wealden village of Goudhurst which is well known for its pretty centre with period buildings, duck pond, inns and restaurants. The regional centre of Royal Tunbridge Wells provides an extensive range of shopping, commercial, recreational and cultural facilities, as well as a mainline station. Train services to London are also available from nearby Marden and Paddock Wood. There is an excellent choice of schooling in the area, in both the state and private sectors, and the property lies within the Cranbrook School Catchment Area. Other notable schools include Goudhurst Primary, Dulwich School in Cranbrook, St Ronan's in Hawkhurst, Benenden School, Kent College at Pembury, Tonbridge and Sevenoaks public schools. There are also grammar schools in Tunbridge Wells and Tonbridge.







ELEGANT FAMILY SPACE WITH LANDSCAPED GARDENS

This wonderful detached cottage provides elegant and beautifully presented accommodation as well as stunning, far-reaching south westerly views over the Weald. The property is of timber-framed construction with part Siberian larch cladding and part zinc cladding under a zinc roof creating a striking and most attractive family home. The property has been improved and extended by the current owners with the addition of a single storey extension creating a fantastic kitchen/dining/sitting room which is a particular feature of the property. The well-appointed modern kitchen includes fitted units with integrated appliances and a door to the rear. Open plan to the kitchen, the triple aspect dining/sitting room is located at the front of the house and has bi-fold doors to two walls opening out onto the decked terrace. This creates the perfect area for entertaining whilst enjoying the stunning and far-reaching rural views. The reception space is completed by a study/home office with a window to the front and an impressive triple aspect 'L' shaped sitting room which has a fireplace with wood burner and also has bi-fold doors leading out to the decked terrace and views. There is also a useful ground floor shower room. On the first floor, the three good sized bedrooms benefit from far-reaching rural views. There is also a beautifully appointed family bathroom.

The property is approached via a gated driveway leading to the house, parking and large detached double garage. The beautifully landscaped wraparound gardens are divided into various sections with lawned areas, established borders with contemporary cottage style planting and a substantial, private decked terrace enjoying the stunning far-reaching views. To the rear is a further terrace, shingle sitting area with pergola, a vegetable garden and a garden store/tool shed/log store. In all about half an acre.





Approximate Gross Internal Area =
 House: 176.9 sq m / 1904 sq ft. Outbuildings: 61.1 sq m / 657 sq ft.
 TOTAL: 238 sq m / 2561 sq ft.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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