



Lambert & Foster



PAYGATE BUNGALOW

GOUDHURST | KENT | TN17 1JY

An individual detached unlisted single-storey cottage, providing two bedroom character accommodation, complemented by gardens and paddocks extending to approximately 3.43 acres, all occupying a semi rural location with fine views enjoyed out from the land.

Guide Price £425,000

FREEHOLD



PAYGATE BUNGALOW

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Paygate Bungalow is an individual, detached, single storey, period cottage presenting mixed elevations of white painted weather boarding and rendering beneath a pitched and hipped tiled roof. The neatly presented character accommodation briefly comprises a sitting-room/dining room with fireplace housing a wood-burning stove and an aspect to front. The kitchen is fitted with base level units including a single bowl stainless steel sink unit, space and plumbing for washing machine, space and electric point for cooker and fridge with a pleasant aspect to rear. The two bedrooms comprise a double and a single room served by a wet room fitted with a white suite and ceiling height tiling.

Outside, a wrought iron gate and pathway lead round to the rear of the cottage, to a lawned garden incorporating established shrubs and hedging. A five bar gate provides access to the land which comprises two grass paddocks, bordered by established hedging. Within the boundary and just on down from the cottage is an overgrown pond. Fine views are enjoyed out across to the North Downs from the land.



- Total approximate internal area 667 sq ft / 62 sq m
- Entrance hall and cloakroom
- Sitting room/dining room with fireplace housing wood-burning stove
- Kitchen
- Two bedrooms (one double and one single room)
- Wet room
- Electric night storage heating
- Timber garden shed
- Garden and land extending to approximately 3.43 acres
- Cranbrook School catchment area
- Marden mainline station approximately 3 miles distance

DIRECTIONS

From Cranbrook follow the A262 towards Goudhurst. On approaching the outskirts of the village turn right by the Goudhurst Inn onto Chequers Road. Continue on, turning right at the staggered crossroads into North Road (B2079). Continue on, passing the grass triangle island and on past Ladysden Farm, on the left. Continue up the hill and Paygate Bungalow will be seen ahead of you, set off the left-hand bend. Turn right and the five bar gated entrance into the paddock will be clearly seen on the left.

GENERAL

Tenure: Freehold

Services: Mains electricity, water and drainage. Electric night storage heating

Local authority: Tunbridge Wells Borough Council

<https://tunbridgewells.gov.uk/>

Council tax: Band D

EPC: F

VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

FLOORPLANS

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

Paygate, Winchet Hill, Goudhurst, TN17

Approximate Area = 667 sq ft / 62 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for Lambert and Foster Ltd. REF: 763997

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