





# 7 THE OLD SCHOOL

GOUDHURST | KENT | TN17 1AF

A modern mews style house providing three bedroom accommodation including a conservatory, garden, parking and a garage en bloc, set within this purpose-built development, centrally located, set off the high street of this popular and picturesque, Wealden village.

Cranbrook School catchment area.

Guide Price £495,000









# 7 THE OLD SCHOOL

GOUDHURST | KENT | TN17 1AF

7 The Old School is a mews style two-storey house forming part of a tucked away residential development on the site of the former primary school. The convenient proximity to the high street and manageable garden size makes No. 7 an ideal home for a mature buyer looking to scale down and get closer to amenities. The fixtures and fittings present an opportunity for some updating if so desired. The well proportioned accommodation includes a sitting room with decorative fireplace and outlook over the rear garden. A useful conservatory on a dwarf brick wall has double glazed sealed unit windows, panels and double doors opening out to the rear garden. Positioned to the front of the house is the kitchen/dining room with fitted units, some integral appliances including eye level Ariston oven and grill, Ariston hob, fridge/freezer, tiled floor and an aspect to front. Arranged over the first floor are three bedrooms including a main bedroom with built-in wardrobes with aspect to rear enjoying distant countryside views. An en suite shower room is fitted with a white suite. Bedrooms two and three are served by a family bathroom fitted with a white suite including a panelled bath with mixer tap and shower attachment.

Outside, to the front is an area of paved garden with hedging. The rear garden is accessed by a wooden side gate, approximately 25' x 16.5' with paved patio and shingled areas, some established plants and an outside water tap, all enclosed by fencing. A single garage is the central garage of a block of three, fitted with power and light. In addition to the garage there is a single parking space.



- Total approximate interior area 1270 sq ft / 118 sq m (includes garage)
- Entrance hall
- Cloakroom
- Sitting room
- Kitchen/dining room
- Conservatory
- First-floor landing
- Three bedrooms incorporating a main bedroom with an en suite shower room
- Family bathroom
- UPVC double glazing
- Front and rear garden
- En bloc Garage
- Parking space
- Central village location convenient to amenities

#### **DIRECTIONS**

From the centre of the village with the pond on your left proceed on. As the road starts to slope down the hill, the turning into The Old School will be on the left hand side, continue into the cul de sac to where upon No. 7 will be seen straight ahead of you.

### **GENERAL**

Tenure: Freehold

Services: Mains electricity, water and drainage. LPG

central heating.

Council tax: Band E EPC: D (64)

#### **VIEWING**

By appointment only.

Cranbrook Office: 01580 712888.

**Agents note:** The annual management fee is currently £500 which covers maintenance of the communal areas.

CCTV is installed and included in the sale







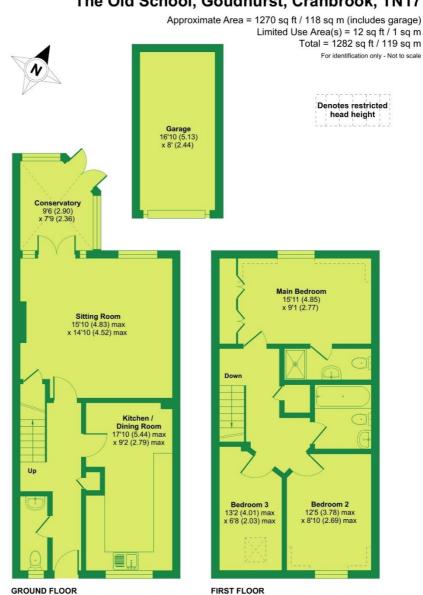




#### **FLOORPLANS**

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

# The Old School, Goudhurst, Cranbrook, TN17





# PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

PADDOCK WOOD, KENT Tel. 01892 832 325 77 Commercial Road, Paddock Wood, Kent TN12 6DS

CRANBROOK, KENT Tel. 01580 712 888 Weald Office, 39 High St, Cranbrook, Kent **TN17 3DN** 

HYTHE, KENT Tel. 01303 814 444 Hillhurst Farm, Stone St, Westenhanger, Hythe, Kent CT21 4HU

WADHURST, SUSSEX Tel. 01435 873 999 Helix House, High Street, Wadhurst, East Sussex TN5 6AA

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser