



Lambert & Foster



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

FREEHOLD



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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

Approximate Area = 1270 sq ft / 118 sq m (includes garage)

Limited Use Area(s) = 12 sq ft / 1 sq m

Total = 1282 sq ft / 119 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Lambert and Foster Ltd. REF: 845260

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

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