

# Lambert & Foster



## 5 CHURCHILLS

ROPE WALK | GOUDHURST | KENT | TN17 1BJ

*A well presented, first floor maisonette which has been tastefully refurbished throughout, benefitting from a newly fitted kitchen and bathroom, communal garden, parking and stunning countryside views, all set in a quiet 'no through road' location within walking distance to Goudhurst High Street. Cranbrook School catchment area. No onward chain.*

Guide Price £235,000

LEASEHOLD







## 5 CHURCHILLS

ROPE WALK, GOUDHURST, KENT, TN17 1BJ

5 Churchills is a first floor, two bedroom maisonette presenting brick and tile hung elevations, beneath a pitched tile roof. The maisonette is accessed through its own ground floor entrance with an adjacent secure store cupboard, a light stairway leads up to the accommodation arranged on the first floor.

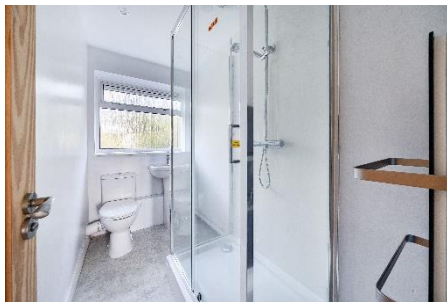
The modern newly fitted kitchen/breakfast room includes built in electric oven, hob and extractor with space for a fridge/freezer, washing machine and breakfast table. The bathroom is also newly fitted with a modern white suite comprising large shower cubicle and heated towel rail.

The well proportioned sitting room includes a feature fireplace and stunning countryside views, with the main double bedroom also benefiting from striking views to the rear. The second single bedroom overlooks the front. All rooms are accessed from the light hallway.

The maisonette has been completely refurbished with new doors, carpets and flooring, new boiler, new electrics and tastefully decorated, making this maisonette an ideal first-time home or buy to let investment.

Set in a quiet location, easy walking distance of the picturesque and historic village of Goudhurst, offering some local amenities including a chemist, bakers and a primary school. Cranbrook town centre is just over 4 miles away and offers a comprehensive range of shopping, schooling, banking and recreational facilities. There are mainline stations available at Marden and Staplehurst with services to London (the journey taking about 1 hour) and Ashford International. The A21 gives easy access to the M25 for Gatwick and Heathrow airports and the M20 to Dover and Ashford International Station.





- First floor maisonette
- Two bedrooms
- Sitting room
- Newly fitted kitchen/breakfast room
- Newly fitted bathroom

- Stunning countryside views
- Communal garden
- Communal parking
- Leasehold with low service charge
- Walking distance to Goudhurst High Street

**VIEWING:** By appointment only.  
**Cranbrook Office:** 01580 712888.

**WHAT3WORDS:** bookshelf.kind.showdown

**TENURE:** Leasehold – 99 years remaining

**SERVICE CHARGE:** Approximately £10 per annum

**SERVICES & UTILITIES:**

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Electric

**LOCAL AUTHORITY:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**COUNCIL TAX:** Band B **EPC:** D (61)

**BROADBAND & MOBILE COVERAGE:**

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

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

## Churchills Rope Walk, Goudhurst, Cranbrook, TN17

Approximate Area = 586 sq ft / 54.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Lambert and Foster Ltd. REF: 1252128

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