



**Greentrees Cottage Cranbrook Road, Goudhurst – TN17 1DY**  
Cranbrook

£795,000– £825,000

**bracketts**  
est. 1828



## Greentrees Cottage Cranbrook Road

Goudhurst, Cranbrook

The property enjoys fine, far reaching views from both its front and rear elevations. The house, sympathetically extended by the current owner, has appealing half tile hung elevations, small paned windows and now affords generous accommodation with much natural timbered joinery, exposed beams and brickwork. It provides a good sized family home with the accommodation arranged as follows. Entrance porch into a generous hallway with feature brick fireplace (not in use) and stairs up. Generous reception room with double doors to the rear garden, a dining room and across the rear of the house a kitchen / breakfast room. A farmhouse kitchen style with an L-shaped sweep of ceramic tiled worktops, inset one-and-a-half bowl sink and an additional area with an AEG hob and extractor over, Bosch double oven in housing unit, shelved cupboard and a door to the cellar. There is a side lobby with cloakroom/WC. A utility room with sink, plumbing provision for washing machine and a floor mounted Grant oil fired boiler for the central heating and hot water. Study. Upstairs, there is a feature landing with exposed timbers. The principal bedroom, which enjoys a triple aspect, with an L-shaped bedroom area and a spacious en suite bathroom with a suite comprising a bath, bidet, wash basin, WC and a tiled shower cubicle, tiled walls and a window to the rear. There are three further bedrooms and a spacious family bathroom with a white suite with chromed fittings, a bath on a raised tiled plinth, a separate tiled shower cubicle, wash basin and WC, generous tiled walls and twin windows to the rear.

Council Tax band: G

Tenure: Freehold





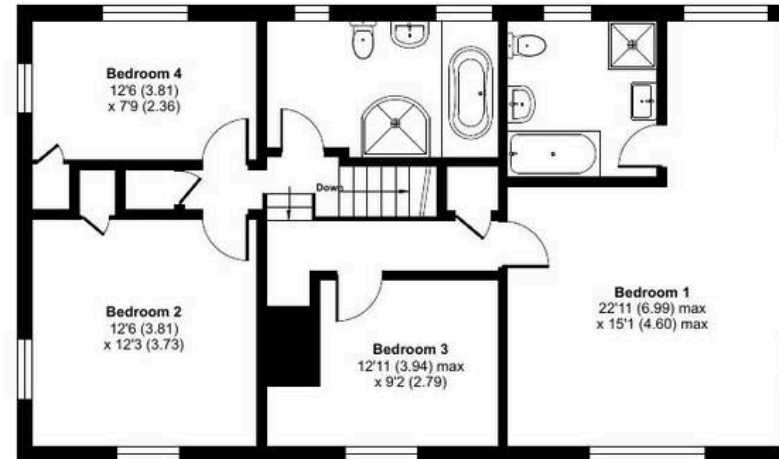
# Cranbrook Road, Goudhurst, Cranbrook, TN17

Approximate Area = 2279 sq ft / 211.7 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 2418 sq ft / 224.6 sq m

For identification only - Not to scale



FIRST FLOOR



BASEMENT

GROUND FLOOR

