



4 Clay Cottages, Clayhill, Goudhurst, Cranbrook, Kent, TN17 1BE

£425,000 - £450,000 Freehold

When experience counts...

est. 1828
bracketts

Bracketts is pleased to present this beautifully maintained mid-terraced property for sale, situated in an elevated location in the heart of Goudhurst. Clay Cottages, a Grade II listed building, forms part of a row developed from a 16th-century Wealden Hall House, which once served as the village workhouse.

This charming cottage is enhanced by numerous original features, offering a characterful home with well-appointed accommodations in a prime location. Inside, you'll find period details such as oak beams, wide oak floorboards, and a cozy inglenook fireplace with a wood-burner in the sitting room. The property comprises an entrance to sitting room, kitchen with access to communal garden, three good size bedrooms and family bathroom. The property also includes access to a lovely communal garden and a private outbuilding. Additionally, a brand-new driveway provides convenient off-road parking at the front. We highly recommend scheduling a viewing to fully appreciate what this property has to offer. There is no forward chain.

- THREE BEDROOM HOUSE
- LARGE SITTING ROOM
- FITTED KITCHEN
- CHARACTER FEATURES
THROUGHOUT
- BRAND NEW DRIVEWAY
- PRETTY COMMUNAL GARDEN
- GRADE II LISTED
- NO FORWARD CHAIN





LOCATION:

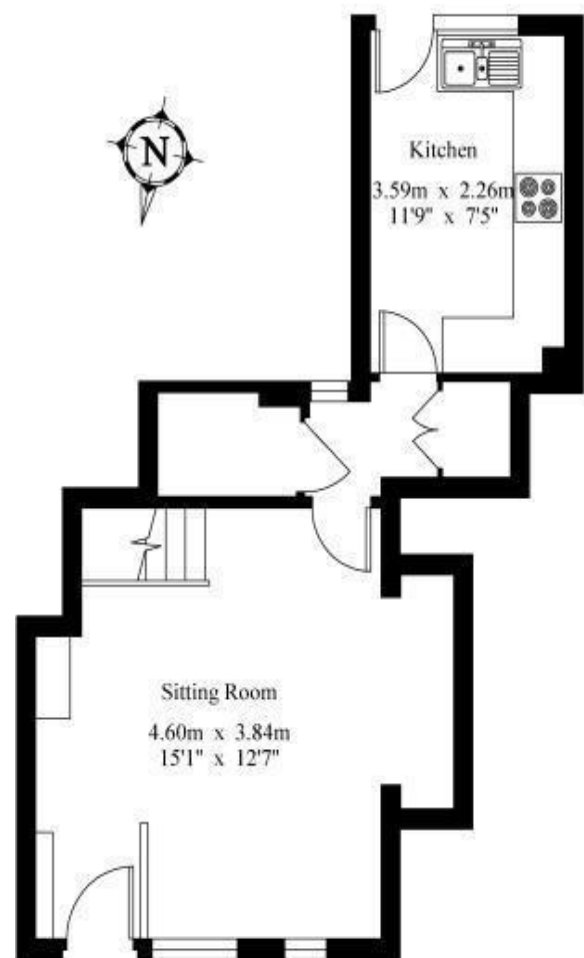
Goudhurst offers a wide variety of shops including a Bakers, a Pharmacy, a Newsagents incorporating a Post Office, two Hairdressers, a Doctors Surgery, a Veterinary Surgery and local pubs offering good food. The local Primary School has an excellent reputation having recently achieved an outstanding Ofsted report and in addition to this and the Cranbrook School there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans and Dulwich Prep School as well as the Boys and Girls Grammar Schools in Tonbridge and Tunbridge Wells. The mainline stations are nearby Paddock Wood, Marden and Staplehurst offer regular trains into London. The A21 provides access to the M25 Motorway to the North and South.



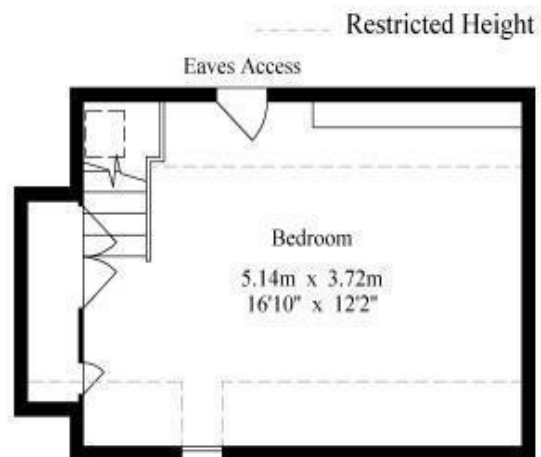
Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

Clay Cottages

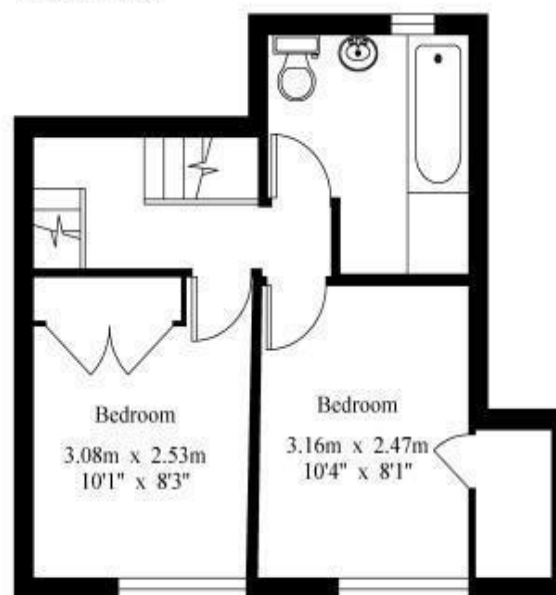
House - Gross Internal Area : 82.2 sq.m (884 sq.ft.)



Ground Floor



Second Floor



First Floor