



Lambert & Foster



THE OLD POST OFFICE

CURTISDEN GREEN | GOUDHURST | KENT | TN17 1LH

A character, double fronted, semi-detached house providing well proportioned and extended four bedroom family accommodation, complemented by a garden and paddock, in total extending to approximately 1.73 acres including a useful timber garage and workshop, all occupying a semi rural location with fine, elevated views enjoyed from the land. Cranbrook School Catchment Area

Guide Price £750,000

FREEHOLD



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The Old Post Office is a character double fronted semi-detached house with origins understood to date back to circa mid-1800s, with a significant two-storey rear extension added in circa 2015/2016. The well proportioned accommodation is arranged over two floors with features including the sitting room with fireplace housing a wood-burning stove, exposed wooden floorboards and twin bow windows to front. The dining room sits conveniently between the sitting room and kitchen. The kitchen/breakfast room is fitted and includes a walk in larder and utility room. Double doors open out to the patio. Arranged over the first floor are four bedrooms incorporating a main bedroom with an en suite dressing room and bathroom, fitted with a modern suite including both a shower and a bath, a guest bedroom with an en suite shower room and a family bathroom, also fitted with a modern suite including a bath and shower. A wide attic style staircase leads up to an attic room, set beneath eaves which is currently used as fifth bedroom.

Outside, the adjoining block paved drive with timber five bar gates, is owned by South East Water (see agents note at the end of these particulars) with The Old Post Office enjoying permanent access and immediate neighbour enjoying a right of way. The rear garden is divided into an area of lawn with paved patio and kitchen garden area. Beyond the garden, accessed via the drive is tarmac hardstanding for a number of vehicles. A useful timber outbuilding comprising a garage and workshop fitted with power and light. The drive continues to a further area of hardstanding and to the grassed paddock, punctuated with five trees, enjoying far reaching, elevated views out across the weald and countryside.



- Total approximate internal area 2342 sq ft / 218 sq m
- Entrance hall and cloakroom
- Sitting room with wood-burning stove
- Dining room
- Kitchen/breakfast room with walk-in larder and utility room
- First-floor landing
- Four bedrooms incorporating a main bedroom with a dressing room en suite bathroom
- Guest bedroom two with en suite shower room
- Family bathroom
- Modern electric Rointe heaters
- Timber garage incorporating workshop
- Garden and paddock total plot size extending to approximately 1.73 acres
- Marden mainline railway station approximately 3 miles

DIRECTIONS

From Cranbrook follow the A262 towards Goudhurst. On approaching the outskirts of the village, turn right by the Goudhurst Inn into Chequers Road. Continue on, turning right at the staggered crossroads into North Road (B2079). Continue on, passing the grass triangle island and on past Ladysden Farm, on the left. Continue on, up the hill turning right, set off a sharp left-hand bend, to Curtisden Green. Continue up this lane and on past the right hand turning to Bethany School, where upon The Old Post Office will be found shortly on the left-hand side.

GENERAL

Tenure: Freehold

Services: Mains electricity, water and drainage. Modern wall mounted electric Rointe heaters.

Local authority: Tunbridge Wells Borough Council
<https://tunbridgewells.gov.uk/>

Council tax: E

EPC: G

VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

Agents Note: The adjoining block paved drive is owned by South East Water with The Old Post Office having permanent access and for the adjoining neighbour, Old Post Office Cottage, enjoying right of way for the 2 vehicles.

FLOORPLANS

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

The Old Post Office, Curtisden Green, Goudhurst, Cranbrook, TN17 1LH

Approximate Area = 2342 sq ft / 218 sq m (excludes store)
 Outbuilding = 482 sq ft / 45 sq m
 Total = 2824 sq ft / 262 sq m
 For identification only - Not to scale



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: 803030

OFFICES LOCATED IN KENT & SUSSEX:

PADDOCK WOOD, KENT

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

CRANBROOK, KENT

Weald Office, 39 High Street,
 Cranbrook, Kent TN17 3DN
 Tel. 01580 712 888

WADHURST, EAST SUSSEX

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

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