

A CHARMING DETACHED PERIOD COTTAGE OFFERING IMMENSE POTENTIAL AND IN NEED OF COMPLETE REFURBISHMENT WITHIN AN AREA OF OUTSTANDING NATURAL BEAUTY

Twyssenden Cottage

Priors Heath, Goudhurst
Kent TN17 2RE

(Cranbrook School Catchment 2019)

In total about 0.20 of an acre

Ground Floor

- ♦ Sitting Room ♦ Dining Room
- ♦ Family Room ♦ Kitchen
- ♦ Buttery/Store Room

First Floor

- ♦ 3 Bedrooms ♦ Separate WC

Outside

- ♦ Pretty Cottage Garden
- ♦ Single Garage ♦ Greenhouse



Description

Coming to the market for the first time in over 65 years, Twyssenden Cottage nestles amidst charming cottage gardens in a lovely country lane position, about 2.5 miles from the historic village of Goudhurst, where there are a good range of shops, a church, primary school and various other local amenities. About 5 miles further afield is the popular market town of Cranbrook with more comprehensive facilities. Fast and frequent mainline train services run to London from Marden and Staplehurst stations, 5.4 miles and 8.6 miles respectively.

Now in need of complete updating, this charming unlisted 3 bedroom cottage, which is believed to have been built on the site of an ancient old tavern, known as The Black Dog Inn, offers potential purchasers the increasingly rare opportunity to fulfil their own requirements (subject to any necessary planning consents). Internally, the accommodation is arranged over two floors and currently comprises three reception rooms (the dining room with a two oven Everhot range) a kitchen fitted with various pine cupboards, a ground floor bathroom, a buttery/store room, three first floor bedrooms and a WC.

Outside the pretty cottage-style gardens surround the house, with indigenous hedging to the boundary, seasonal climbers including clematis and rambling roses and various fruit trees including apple and fig.

Planning Authority

Tunbridge Wells Borough Council – 01892 526121. Enquiries should be directed to the planning department.

Situation

Local and Comprehensive shopping: can be found in Goudhurst, Cranbrook, Tunbridge Wells and Maidstone.

Mainline rail services: Fast and frequent services to London run from Marden and Paddock Wood stations. Eurostar trains are available from Ashford International and a high speed train service runs from London St Pancras to Ashford in about 37 minutes.

Schools: There is an excellent choice of schools in the area in both the state and private sectors at primary and secondary levels.

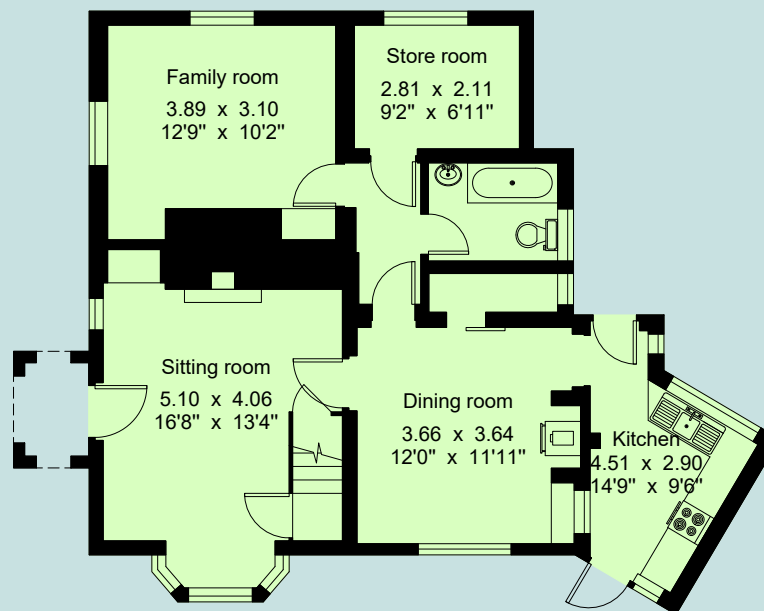
Leisure/sporting facilities: Golf clubs include Chart Hills, Rye and Dale Hill, Ticehurst. Risebridge Health Club at Goudhurst, sailing and fishing at Bewl Water, riding, walking, mountain bike trails, climbing and activity centre in Bedgebury Forest and Pinetum.

Motorway links: The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airport and other motorway networks.

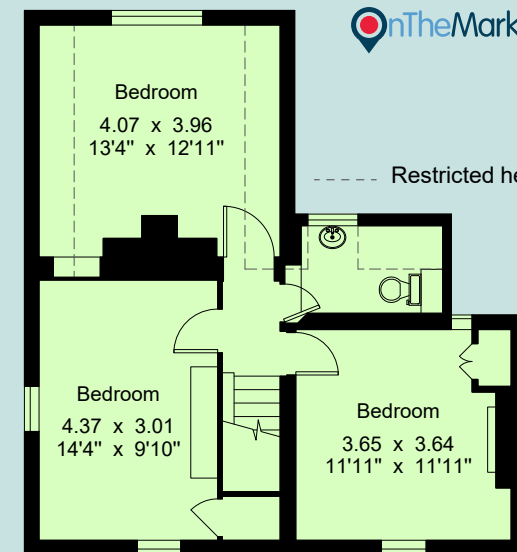
Directions

From Savills office in the High Street proceed into Stone Street and continue to the Wilsley Pound roundabout and turn left onto the A262. Continue for about 4 miles in to the centre of Goudhurst village and turn left by the pond, continue for just over 2 miles and turn right on to Rogers Rough Road, bear right on to Priors Heath where Twyssenden Cottage is the first on the left hand side.

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Ground floor



First floor

Twyssenden Cottage, Goudhurst

Gross internal area (approx.)

House - 133.6 sq m (1438 sq ft)

Garage - 14.9 sq m (160 sq ft)

For identification only - Not to scale

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Services: Electric night storage heaters, mains electricity and water. Private drainage.

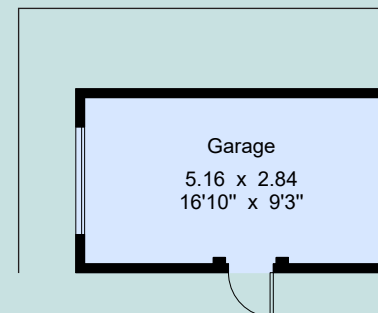
Outgoings: Tunbridge Wells Borough Council - 01892 526121. Council Tax band E

Viewing

Strictly by appointment with Savills on 01580 720161. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

Important Notice:

Savills give notice that: 1. 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. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. **Photographs taken:** May 2019 **Brochure prepared:** May 2019



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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