



OVER 60?

Secure this property
for up to **59% less!**

Price

£350,000

Freehold

3x  1x  1x 

**Clay Cottages, Clayhill,
Goudhurst, Cranbrook,
Kent, TN17**

Wards
Helping you move forwards



Main features

- Exquisite Grade II listed cottage
- Situated in the sought after village of Goudhurst with stunning view of rolling countryside
- Overflowing with period features and an abundance of character
- Recently renovated with further potential to develop

Accommodation

GROUND FLOOR

Kitchen: 11'0 x 8'11 (3.36m x 2.72m)

Dining Room: 12'0 x 11'10 (3.66m x 3.61m)

Lounge: 14'0 x 11'0 (4.27m x 3.36m)

FIRST FLOOR

Landing

Bedroom 2: 15'0 x 8'10 (4.58m x 2.69m)

Bedroom 3: 11'0 x 9'0 (3.36m x 2.75m)

Bathroom: 11'0 x 9'1 (3.36m x 2.77m)

SECOND FLOOR

Bedroom 1: 18'1 x 12'0 (5.52m x 3.66m)

OUTSIDE

Communal Garden

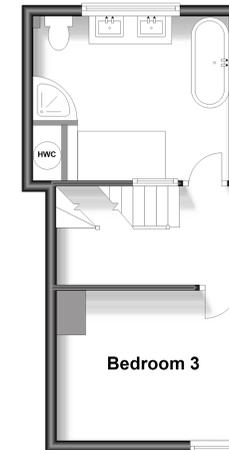
Split Level Ground Floor

Approx. 44.4 sq. metres (477.8 sq. feet)



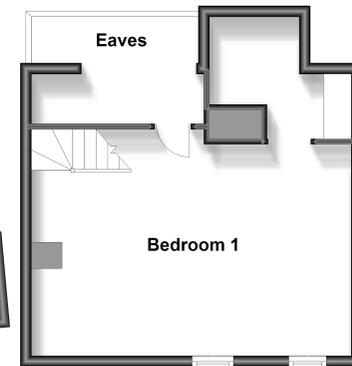
First Floor

Approx. 41.2 sq. metres (443.4 sq. feet)



Second Floor

Approx. 31.1 sq. metres (334.8 sq. feet)



Call Staplehurst - 01580 893322 ■ wardsofkent.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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