



'Our Focus Determines Your Reality'



Goudhurst
Kent
TN17 1AB



Entrance Porch
Open Plan Sitting Room, Study Area, Kitchen and Dining Area

Double Bedroom * Bathroom

Charming South East Facing Cottage Garden and Courtyard
Detached One Bedroom Studio * Shower Room * Utility Area



CHARMING GRADE II LISTED COTTAGE WITH ONE BEDROOM STUDIO

This delightful Grade II Listed cottage is located in the sought after village of Goudhurst. Full of period charm, the cottage boasts a detached one bedroom studio with planning permission for holiday let/B&B which is currently used successfully for Air B'n'B, although would be ideal as a teenage hideaway.

The accommodation within the cottage is presented in immaculate condition throughout and consists of an entrance porch leading into the open plan ground floor layout of a sitting room with study area and fireplace with log burning stove, the fitted kitchen area and on into the double aspect dining area with doors opening to the courtyard. On the first floor there is a charming double bedroom with fireplace and a bathroom.

Outside, the south east facing cottage garden and courtyard wrap around the cottage and full of mature flowers and shrubs together with textured areas of loose stone and paving. Within the courtyard is the attractive detached holiday let studio consisting of a double bedroom, shower room and utility area.



GOUDHURST

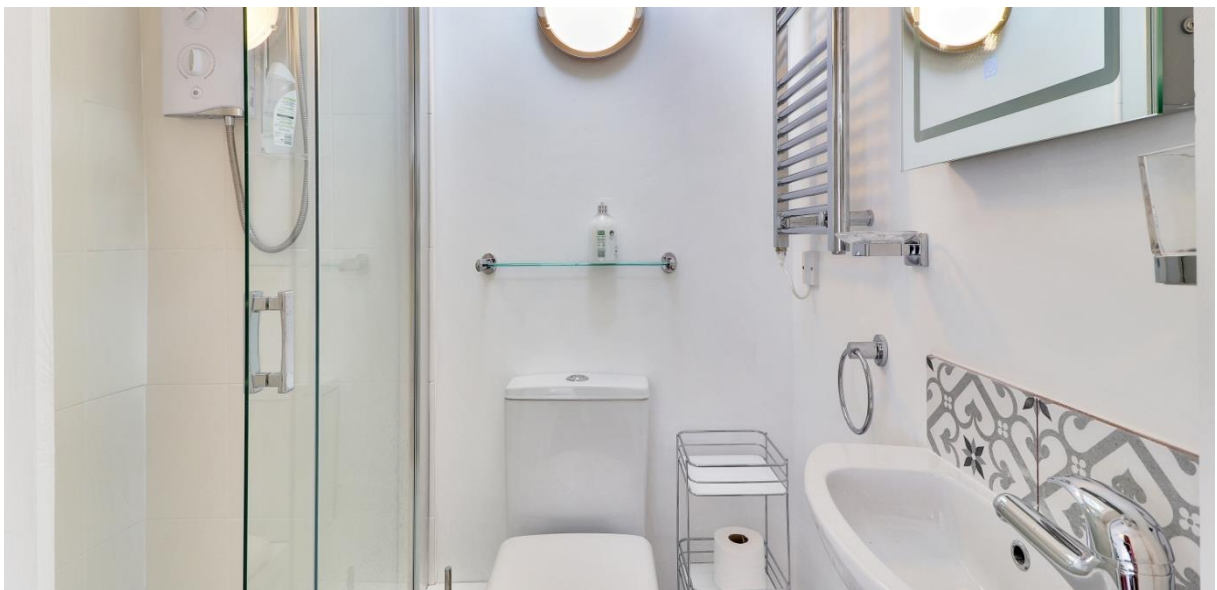
Goudhurst is popular for many reasons, one of which is its location within the Cranbrook School Catchment Area.

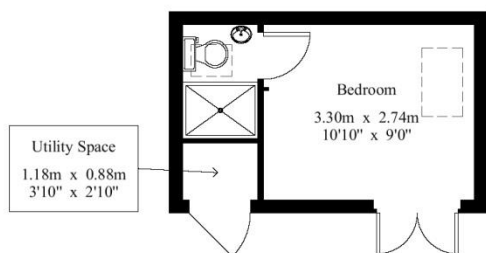
The village offers a wide variety of shops including a bakers, a pharmacy, a newsagents incorporating a Post Office, two hairdressers, a doctors' surgery, a veterinary surgery and local pubs offering good food.

SCHOOLS AND CONNECTIONS

The local primary school enjoys an excellent reputation having recently achieved an outstanding Ofsted report and in addition to this and Cranbrook School there are other excellent schools, notably Bethany, Benenden School, Marlborough House, St. Ronan's, High Weald Academy and Dulwich Prep School as well as the Boys' and Girls' Grammar Schools in Tonbridge and Tunbridge Wells.

The Mainline stations at nearby Paddock Wood, Marden and Staplehurst offer regular trains into London. The A21 provides access to the M25 Motorway to the North and South.



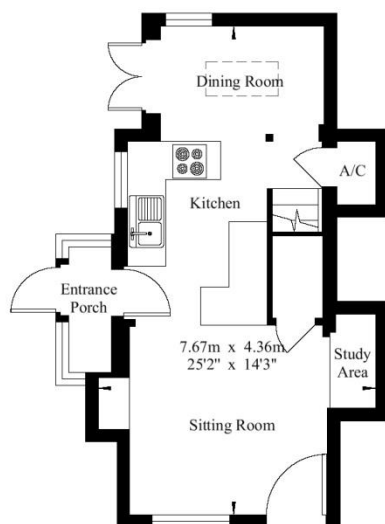


3 West Road

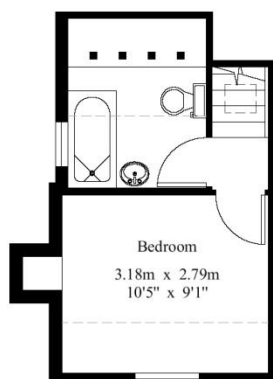
House - Gross Internal Area : 44.3 sq.m (476 sq.ft.)
Annexe - Gross Internal Area : 12.5 sq.m (134 sq.ft.)



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Ground Floor



First Floor

----- Restricted Height



SERVICES

Mains electricity, water and drainage. Heating is under floor and eco electric wall heaters.

This property is the subject of a flying freehold from next door. Rights of way exist between each of the three cottages over each of the three properties.

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band C

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