



'Our Focus Determines Your Reality'



BERESFORD ROAD
Goudhurst
Kent
TN17 1DN



Sitting Room * Kitchen/Dining Room

Principal Bedroom * Two Further Bedrooms
Family Bathroom

Charming Enclosed Garden * Home Office



DELIGHTFUL MID-TERRACE VICTORIAN COTTAGE

This delightful Victorian cottage spans three storeys and is presented in immaculate order throughout. Thought to date from 1900 and built as accommodation for a nearby college, the cottage is situated on a sought-after private road on the outskirts of the popular village of Goudhurst. There is a home office located in the charming garden and the cottage is within walking distance of the village amenities.

The accommodation consists of a sitting room with fireplace, and a kitchen/dining room with door to the garden and a log burning stove.

On the first floor there is a principal bedroom with built-in storage and a fireplace, a further bedroom with storage, and a family bathroom. A staircase leads to the second bedroom.

The garden to the front is laid to gravel while the garden to the rear offers an area of lawn with stepping-stones leading down the garden to the home office with a gravel terrace. There is also an elevated terrace. The garden is bordered with mature, well-stocked, sculpted flower and shrub beds.



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.

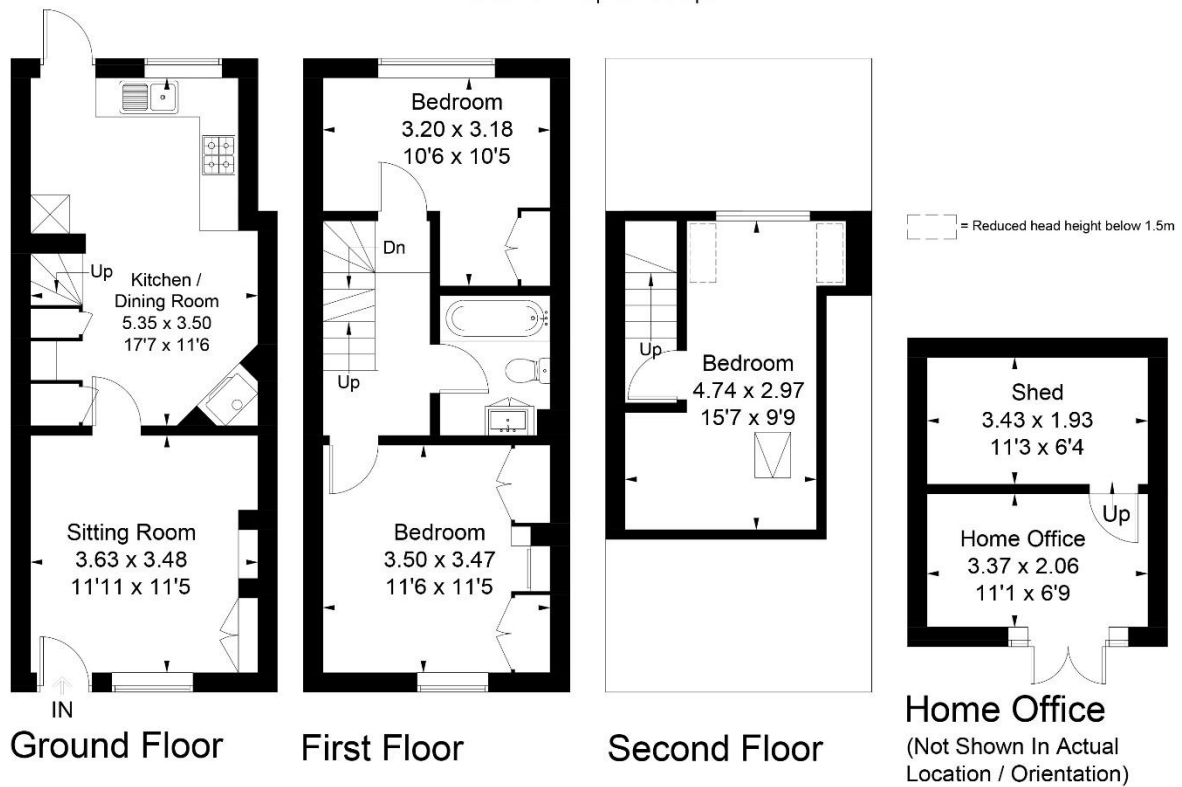
SCHOOLS AND CONNECTIONS

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 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.



Approximate Area = 78.0 sq m / 839 sq ft
Including Limited Use Area (1.1 sq m / 12 sq ft)
Home Office = 14.1 sq m / 152 sq ft
Total = 92.1 sq m / 991 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 320257



SERVICES

Mains electricity, water and drainage. Oil fired central heating. Ultra Fast Fibre 150 GB.

Tunbridge Wells Borough Council - Council Tax Band D

EPC Rating: D – full details available on request.

The cottage enjoys a right of way on foot across the gardens of nos. 4 and 5 for access to the street for waste bins and oil delivery.

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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