



'Our Focus Determines Your Reality'



West Road
Goudhurst
Kent
TN17 1AB



Drawing Room * Dining Room * Study * Kitchen/Breakfast Room
Utility Room

Principal Bedroom with Jack 'n' Jill Bath and Shower Room
Three Further Double Bedrooms * Family Bathroom

Charming Courtyard Style Garden * Garage
Off Road Parking



STUNNING GRADE II LISTED VILLAGE HOME

This stunning Grade II Listed property occupies a prominent central position within the sought after village of Goudhurst.

With an abundance of period features, the accommodation consists of a double aspect drawing room with exposed beams and an inglenook fireplace with wood burning stove, a triple aspect study with red brick floor and fireplace, a dining room and a double aspect kitchen/breakfast room with walk-in pantry on the ground floor. A utility room is located in the basement and benefits from natural light.

There are two staircases leading to the first floor where there is a good sized principal bedroom with fitted wardrobes and a Jack 'n' Jill bath and shower room, two further double bedrooms, both with inbuilt storage, and a family shower room. A stylish paddle staircase leads to an attic bedroom with far-reaching views over the countryside and access to additional attic storage.

Outside, flower beds border two sides of the property with a number of mature shrubs, and flowers. Double wooden gates open onto a brick driveway, providing off road parking, and a generous size detached garage, a rarity in the village. The brick theme continues through into the easy to maintain courtyard style garden.



GOUDHURST

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

The village centre provides amenities including a highly rated doctors' surgery, pharmacy, hairdresser, pubs, tea rooms, veterinary surgery, ancient church and pretty duck pond. It is a short drive to the local town of Tunbridge Wells with plenty of shopping and recreational facilities - the ideal location for those looking for the best of both worlds.

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 trains, taking just under an hour into Central London. The nearby A21 provides access to the M25 Motorway to the North and South.





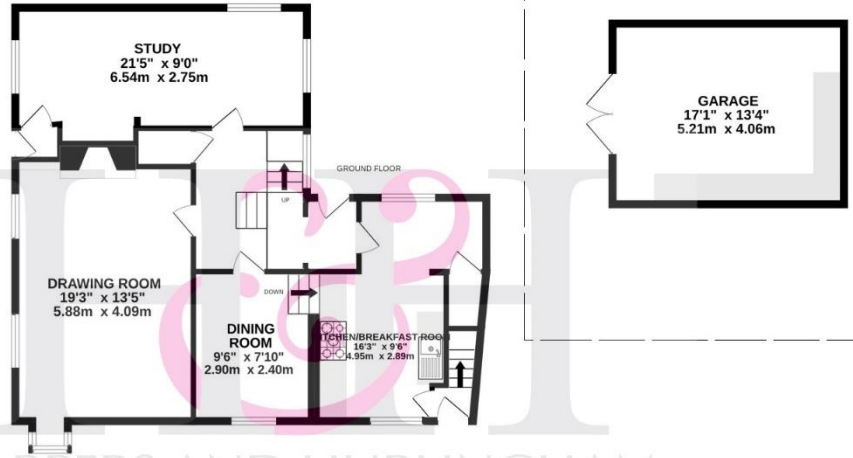
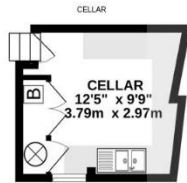
TOTAL APPROXIMATE INTERNAL FLOOR AREA 2,020SQ.FT. (187.7SQ.M.)
GARAGE 227.6SQ.FT. (21.1SQ.M.)

(no guarantee is given to the square footage of the property; the figure shown is for initial guidance only)
(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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SERVICES

Mains electricity, water and drainage. Oil fired central heating. LPG for cooking.

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band G

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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