



'Our Focus Determines Your Reality'



Station Road  
Goudhurst  
Kent  
TN17 1EZ



Sitting Room \* Dining Room \* Kitchen/Breakfast Room

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Principal Bedroom \* Two Further Bedrooms, one with Dressing Room  
Family Bath/Shower Room

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Wraparound Garden \* Twin Garages





## ATTRACTIVE END OF TERRACE COTTAGE

Built at the turn of the 20th century, and in the same family for over 60 years, this attractive end of terrace cottage offers well-proportioned family accommodation over three storeys. Now in need of some updating, the cottage enjoys a rural outlook and benefits from twin garaging and a wraparound garden.

On the ground floor there is a sitting room with a fireplace and double doors opening into the dining room which was added in 1970; there is also a kitchen/breakfast room with Rayburn and door opening to the garden.

On the first floor there are two bedrooms, both with built-in storage and one with a dressing room, there is also a family bath/shower room.

The principal bedroom is situated on the second floor.

Outside a gate in the brick wall opens onto a path leading across the lawn to the front door. The garden to the rear of the cottage is also laid to lawn with flower and shrub beds. There is a twin garage and ample driveway parking.



## 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.





## Station Road, TN17

Approximate Gross Internal Area = 94 sq m / 1009 sq ft

Approximate Garage Internal Area = 35 sq m / 378 sq ft

Approximate Total Internal Area = 129 sq m / 1387 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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## SERVICES

Mains electricity and water. Oil fired Rayburn. Cess pit drainage.

Tunbridge Wells Borough Council - Council Tax Band D

EPC Rating: G – full details available on request

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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