



'Our Focus Determines Your Reality'



High Street  
Goudhurst  
Kent  
TN17 1AG



Sitting Room \* Drawing Room \* Kitchen/Breakfast Room  
Study \* Utility Room \* Cloakroom

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Principal Bedroom with Shower Room \* Two Further Double Bedrooms  
Attic Room \* Family Bath/Shower Room

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Partially Walled Garden with Terracing



## ATTRACTIVE GRADE II LISTED FAMILY HOME

This attractive Grade II Listed attached property offers flexible living space with the added advantage of being located in the heart of the picturesque village of Goudhurst. Believed to date back to the mid-17th Century with later additions, the property is filled with period features such as exposed beams, timber doors and an inglenook fireplace.

The accommodation consists of a sitting room with fireplace and log burning stove, opening into the kitchen/breakfast room with doors onto the terrace, a utility room and cloakroom on the ground floor.

On the first floor there is a generously sized drawing room featuring an inglenook fireplace, a double bedroom and family bath/shower room.

Two staircases lead to the second floor, one to a further double bedroom and the second to the principal bedroom and shower room. Additional storage is provided by an attic room.

Outside, the enclosed stepped, partially walled garden comprises an extensive paved terrace, lawn with mature trees and flower and shrub beds. From the terrace there are far reaching views across the roof tops.



## 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.





TOTAL APPROX. INTERNAL FLOOR AREA (excluding attic) 1,657.65SQ FT. (154SQ.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 at 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.

Tunbridge Wells Borough Council - Council Tax Band E

EPC Rating: n/a

Flying freehold over the pharmacy, and under Manor Cottage.

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



**Harpers and Hurlingham Property Consultants**  
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE  
Tel: 01580 715400  
[enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)  
[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)