



‘Our Focus Determines Your Reality’



Chequers Road
Goudhurst
Kent
TN17 1DG



Sitting/Dining Room * Kitchen

Principal Bedroom * Further Bedroom
Family Bathroom

Attractive Cottage Garden * Summer House * Enbloc Garage



DELIGHTFUL GRADE II LISTED END OF TERRACE COTTAGE

This delightful grade II listed end of terrace cottage is believed to date back to the 18th century and provides character combined with the comfort of modern living. The cottage occupies a semi-rural position on the edge of the sought after village of Goudhurst.

The open-plan accommodation consists of a double aspect sitting/dining room with fireplace opening into a fitted kitchen with pantry on the ground floor. On the first floor there is a principal bedroom, a bedroom and a family bathroom. There is scope to extend subject to the granting of the necessary planning permission.

Outside there is an attractive cottage garden. To the front of the property the garden is laid to lawn bordered with mature hedging and flower and shrub borders; wrapping around the cottage, the garden is then laid to gravel again with the hedging and borders continuing. There is a raised terrace and a Summer House both of which are ideal for enjoying the garden. There is ample off road parking together with an enbloc garage which has storage provided by a mezzanine level.

The property benefits from being within easy reach of the village amenities and is within the well-regarded Goudhurst Primary School and is within the catchment area for the renowned Cranbrook School.



GOUDHURST

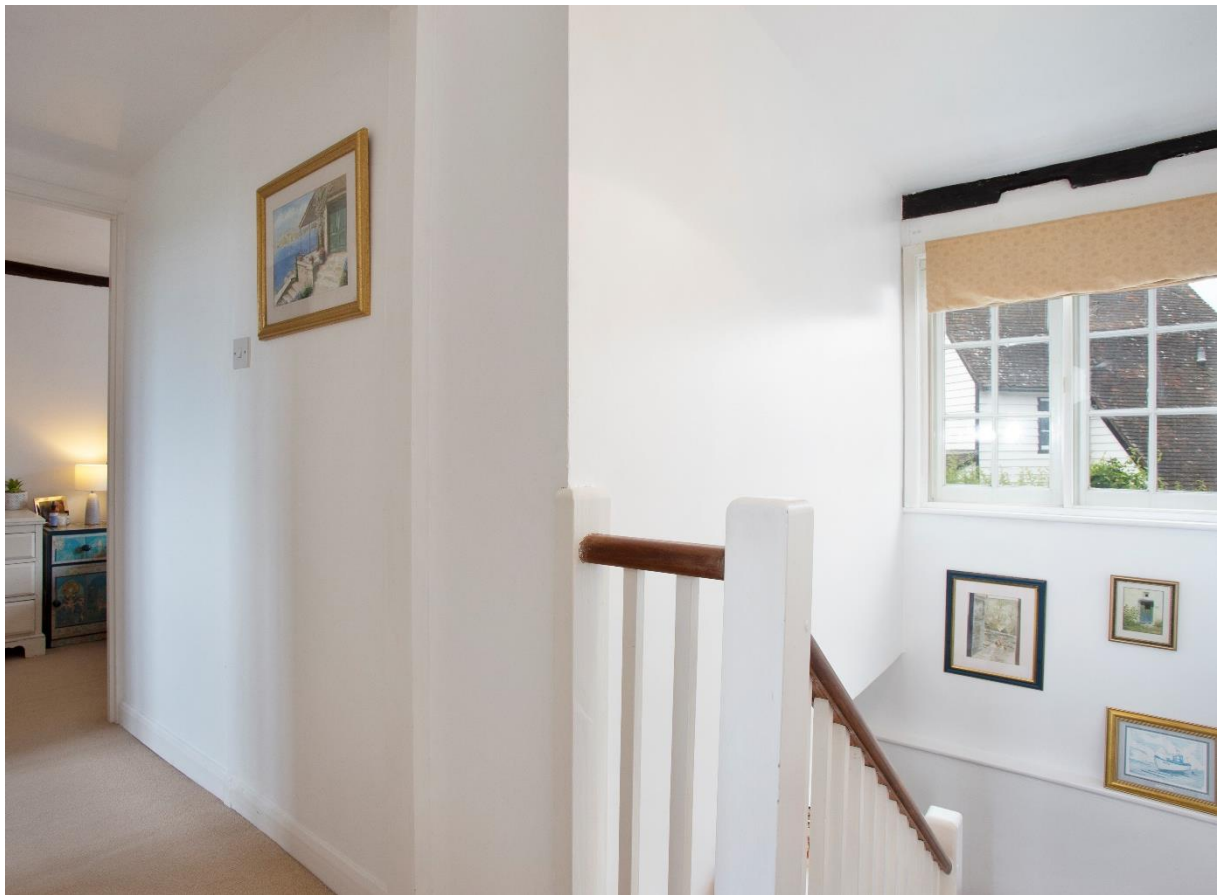
Goudhurst is popular for many reasons, one of which is its location within the Cranbrook School Catchment Area.

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.

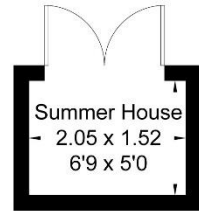
SCHOOLS AND CONNECTIONS

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.



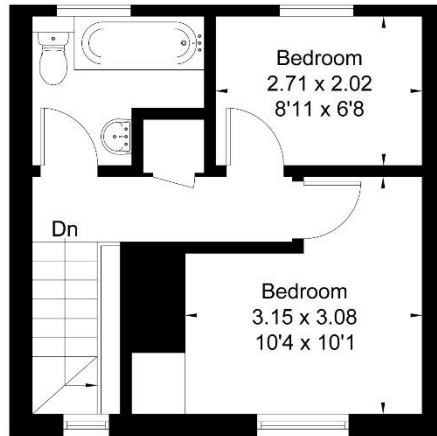
Approximate Area = 52.4 sq m / 564 sq ft
 Garage / Summer House = 15.9 sq m / 171 sq ft
 Total = 68.3 sq m / 735 sq ft



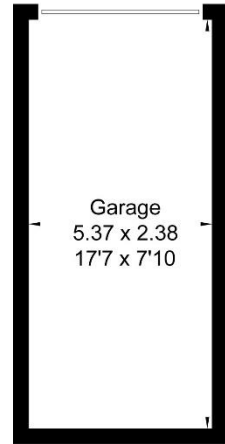
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 300718



SERVICES

Mains electricity, water and drainage. Oil fired central heating.

EPC Rating: n/a

Please note that No. 5 owns the drive and the land to the front of the garage block. The rest of the cottages have right of access across the drive to each of their garages.

Tunbridge Wells Borough Council - Council Tax Band D

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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