



‘Our Focus Determines Your Reality’



Bedgebury Road
Goudhurst
Kent
TN17 2QU



Entrance Hall * Sitting/Dining Room * Playroom
Kitchen/Breakfast Room * Utility Room * Cloakroom

Principal Bedroom with Ensuite * Three Further Double Bedrooms
Family Bath/Shower Room

Enclosed Garden * Swimming Pool * Pool House
Enbloc Double Garage * Off Road Parking



DELIGHTFUL MID-TERRACE OAST HOUSE

This delightful mid-terrace oast, complemented by an attractive enclosed garden with a swimming pool and pool house, occupies a rural but not isolated position on a country lane on the outskirts of the sought after village of Goudhurst, 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.

Presented in immaculate order throughout, the accommodation provides well-proportioned rooms consisting of an entrance hall, sitting/dining room with doors to the terrace and fireplace with log burning stove, a playroom, kitchen/breakfast room, utility room and cloakroom on the ground floor.

On the first floor the spacious landing has a Juliette balcony and provides an ideal study area, the principal bedroom also enjoys a Juliette balcony and an ensuite shower room; there are three further double bedrooms and a family bath/shower room. There is also a well-proportioned, partially boarded attic.

Outside there is an enbloc double garage and off-road parking. The attractive garden is laid to lawn with mature hedging and trees, a vegetable garden, terrace, and swimming pool with pool house.



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 baker, a pharmacy, a newsagent incorporating a Post Office, two hairdressers, a doctors' surgery, a veterinary surgery and local pubs offering good food.

SCHOOLS AND CONNECTIONS

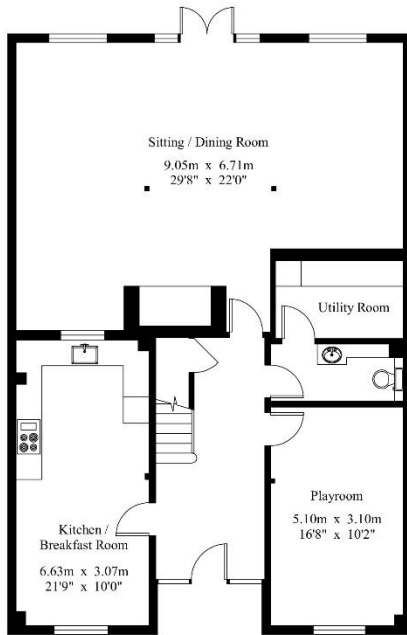
The local primary school enjoys an excellent reputation having recently achieved an outstanding Ofsted report and in addition to this and Cranbrook School there are other excellent schools, notably Bethany, Benenden School, Marlborough House, St. Ronan's and Dulwich Prep School as well as the Boys' and 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.

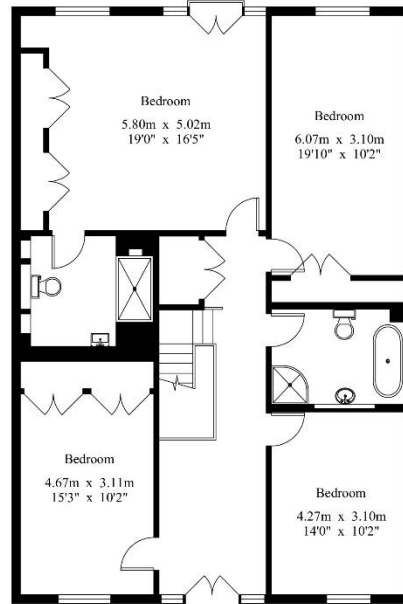


Middle Oast

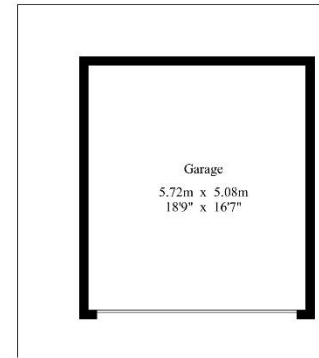
House - Gross Internal Area : 241.1 sq.m (2595 sq.ft.)
Garage - Gross Internal Area : 29.0 sq.m (312 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.
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SERVICES

Mains electricity and water. Oil fired central heating. Shared Klargester Treatment Plant, located to the south of the property.

EPC Rating: E – full details available on request.

Covenants apply, details available on request. Maintenance of the road is jointly the responsibility of the six properties who share it.

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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