



'Our Focus Determines Your Reality'



Ranters Lane
Goudhurst
Kent
TN17 1HR



Sitting Room * Dining Room * Kitchen
Utility/Cloakroom

Principal Bedroom with Ensuite * Two Further Bedrooms
Study/Bedroom * Family Bathroom

Enclosed Garden * Off Road Parking



CHARMING GRADE II LISTED COTTAGE

Believed to date from the 18th century, this charming cottage is full of character features whilst offering the comforts of modern living. Situated on the outskirts of the popular village of Goudhurst, the cottage enjoys far reaching views.

The accommodation consists of a double aspect sitting room with doors to the garden and a fireplace with log burning stove, a dining room with exposed beams and period fireplace, fitted kitchen and utility/cloakroom on the ground floor.

On the first floor the exposed beams continue, there is a principal bedroom with ensuite shower room, a study/bedroom, and a family bathroom. On the second floor there are two further bedrooms and a w.c.

Outside there is off road parking. A gate in a picket fence opens onto a gravel path, which is bordered by an area of lawn and a well-stocked flower and shrub bed, and leads to the front door. To the rear the garden is an area for leisure, comprising decking with an outdoor kitchen and a hot tub.

The cottage is within easy reach of the village amenities and is within the catchment areas for the well-regarded Goudhurst Primary and Cranbrook Schools.



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

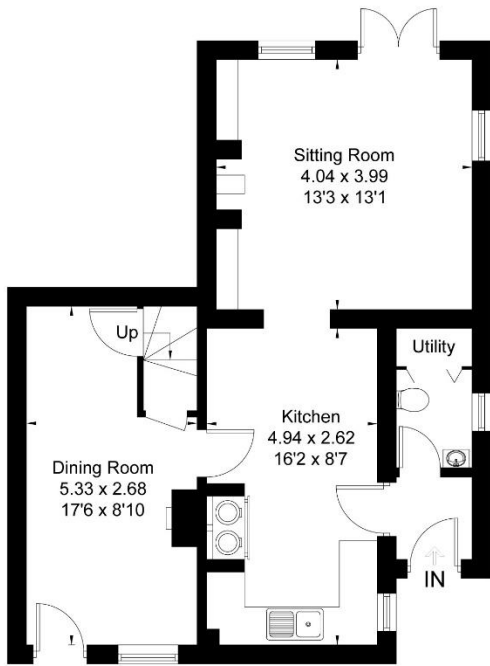
SCHOOLS AND CONNECTIONS

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.

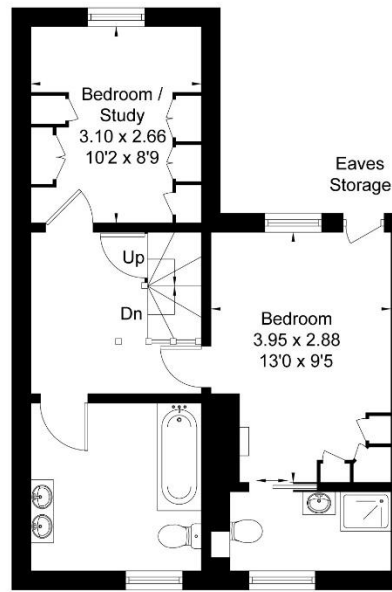
The Mainline stations at nearby Paddock Wood, Marden and Staplehurst offer regular trains into London. The A21 provides access to the M25 Motorway to the North and South.




Approximate Area = 118.3 sq m / 1273 sq ft
Including Limited Use Area (7.6 sq m / 82 sq ft)

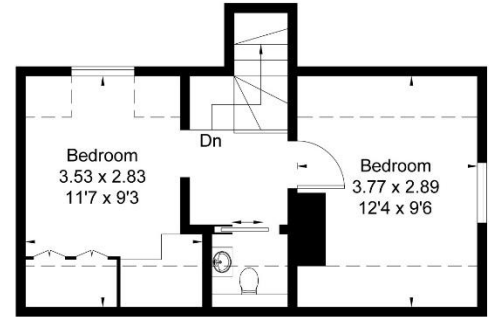


Ground Floor



First Floor

 = Reduced head height below 1.5m



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 314784



SERVICES

Mains electricity and water. Oil fired central heating. Private drainage. LPG tank.

There is a flying freehold - back bedroom is over next door.

Neighbour has right access to the side of No.1 on request.

EPC Rating: n/a

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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