



'Our Focus Determines Your Reality'



Bedgebury Road
Goudhurst
Kent
TN17 2QS



Entrance Lobby * Sitting Room * Kitchen/Dining Room

First Floor Double Bedroom * Dressing Room/Nursery * Bathroom
Second Floor Double Bedroom, Ensuite

Garden * Garden Store * Off Road Parking
Remote Garden * Cabin



DELIGHTFUL, ATTACHED COUNTRY COTTAGE

This delightful, attached country cottage is believed to date from the late 1890s and provides well-proportioned accommodation benefitting from stunning views over the adjoining countryside.

The accommodation consists of an entrance lobby, a sitting room with bay window and fireplace and a double aspect kitchen/dining room with fireplace and log burning stove on the ground floor.

On the first floor there is a double bedroom, a dressing room/nursery and a bathroom, a principal bedroom suite maybe. On the second floor there is a double bedroom with built-in storage and an ensuite shower room. Eaves storage can be accessed from both the first and second floors.

Outside there is off road parking, an enclosed garden to the rear and a brick built garden store to the front. To the left of the cottage there is a remote garden with a cabin.

Tucked away on the outskirts of Goudhurst, the cottage is situated within the sought-after catchment areas for both Goudhurst and Cranbrook Schools and is conveniently situated for access to the major road and rail networks.



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 Village Shop, Post Office and Newsagent. A Bakers and Pharmacy, two Hairdressers, Doctors Surgery, 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, St. Ronan's, and Dulwich School as well as the Boys' and Girls' Grammar Schools in Tonbridge and Tunbridge Wells.

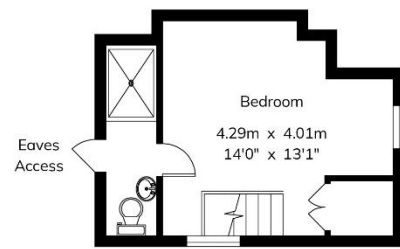
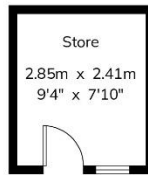
The Mainline stations at nearby Paddock Wood, Marden and Staplehurst offer regular trains into London. The A21 provides access to the M25 Motorway to the North and South.



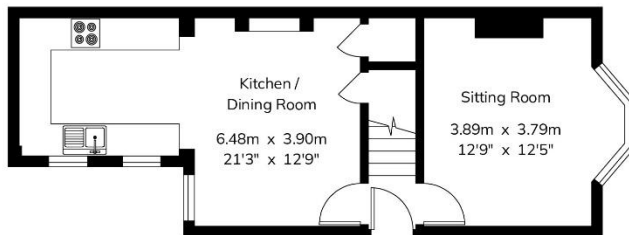
3 White Stocks Cottages

House - Gross Internal Area : 88.3 sq.m (950 sq.ft.)

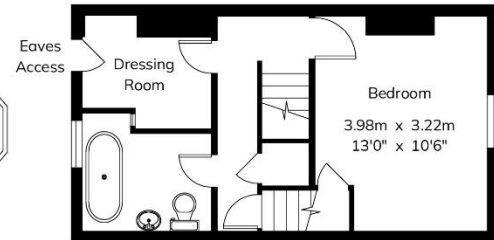
Store - Gross Internal Area : 6.8 sq.m (73.1 sq.ft.)



Second Floor



Ground Floor



First Floor



SERVICES

Mains electricity and water. Oil fired central heating. Shared Septic Tank.

Tunbridge Wells Borough Council - Council Tax Band D

EPC Rating: E

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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