



'Our Focus Determines Your Reality'



Bedgebury Road
Goudhurst
Kent
TN17 2QX



Entrance Hall * Drawing Room * Snug * Dining Room
Sitting Room * Kitchen * Shower Room

Principal Bedroom * Three Further Bedrooms
Family Bath/Shower Room

Attractive Enclosed Garden * Double Garage with Room Over
Driveway Parking



ATTRACTIVE DOUBLE FRONTED VILLAGE HOME

Located in an Area of Outstanding Natural Beauty on the outskirts of the popular village of Goudhurst, with a woodland backdrop this charming Grade II Listed family home enjoys far reaching views.

Presented in immaculate order throughout and displaying many period features, the accommodation consists of an entrance hall, a drawing room with an inglenook fireplace and log burning stove, a snug again with an inglenook fireplace and log burning stove, a double aspect dining room with doors to outside, a kitchen with steps down to a sitting room with doors to the garden and a shower room on the ground floor.

On the first floor there is a principal bedroom with built-in storage, two further double bedrooms both with fireplaces, an additional bedroom and a family bath/shower room.

Outside a gate opens onto a York stone chip driveway providing ample off road parking and leading to the double garage with room above which has planning to create a one bedroom annexe. Post and rail fencing surrounds the garden which is laid to lawn with a paved terrace and path to the driveway, mature hedging and well-establish flower and shrub beds.



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, 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.





SERVICES

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

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: E

Covenants apply to this property.

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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