



'Our Focus Determines Your Reality'



Jarvis Lane  
Goudhurst  
Kent  
TN17 1LW



Entrance Porch \* Sitting Room \* Study \* Kitchen/ Dining Room

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Principal Bedroom with Walk-In Airing Cupboard  
Further Double Bedroom \* Family Bathroom

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Wrap Around Garden \* Off Road Parking



## CHARMING ATTACHED COTTAGE

One of two charming cottages, sitting in wrap around gardens in a semi-rural location on the outskirts of the sought after village of Goudhurst. Exposed beams and an inglenook fireplace are among the character features within this versatile, well-proportioned brick and timber cottage.

The accommodation consists of an entrance porch opening into the kitchen/dining room, there is an inner hallway which leads to the sitting room with inglenook fireplace, and a study all on the ground floor.

On the first floor there is a principal bedroom with walk-in airing cupboard, a further double aspect double bedroom and a family bathroom.

Outside there is off road parking. The garden wraps around the cottage and is laid to lawn with mature hedging and trees, there is also a garden store.



## 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.

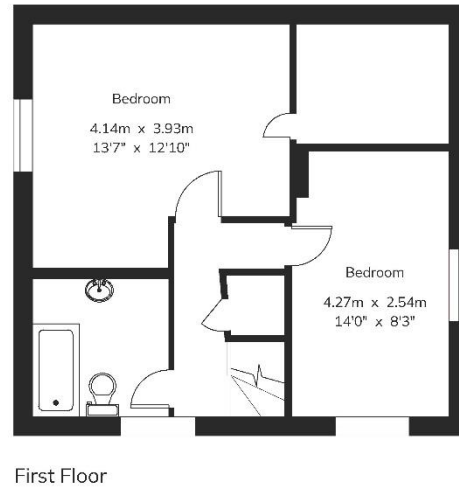
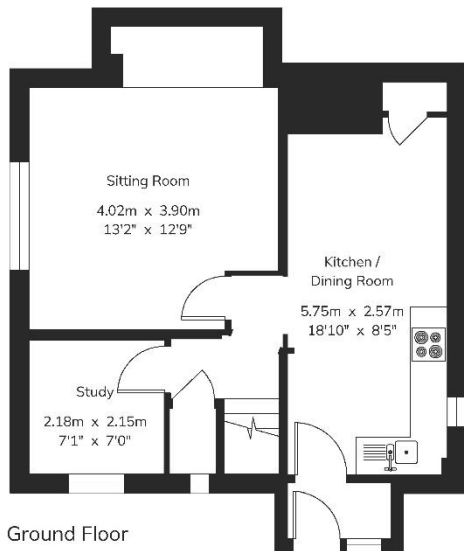
The Mainline stations at nearby Paddock Wood, Marden and Staplehurst offer regular trains into London. The A21 provides access to the M25 Motorway to the North and South.



## 2 Meadow View



Gross Internal Area : 87.0 sq.m (936 sq.ft.)



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### SERVICES

Mains electricity and water. Oil fired central heating. Shared Klargester sewage treatment plant.

Tunbridge Wells Borough Council - Council Tax Band D

EPC Rating: E

Shared access, shared maintenance. Public footpath along shared drive. Shared maintenance of Klargester.

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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