



'Our Focus Determines Your Reality'



Jarvis Lane
Goudhurst
Kent
TN17 1LW



Sitting Room * Dining Room * Kitchen
Ground Floor Bathroom

Principal Bedroom * Further Double Bedroom

Wrap Around Garden * Off Road Parking



CHARMING ATTACHED COTTAGE

This charming brick and timber cottage sits in wrap around gardens, in a semi-rural position, with far-reaching countryside views, on the outskirts of the sought after village of Goudhurst.

Exposed beams and fireplaces are among the period features to be found within the well-proportioned accommodation which consists of a sitting room with fireplace and log burning stove, a dining room again with fireplace and log burning stove, a fitted kitchen with door to the garden and a family bathroom on the ground floor.

On the first floor there is a spacious landing leading to the principal bedroom with fireplace and a further double bedroom, both with far-reaching views.

Outside the off road parking adjoins a path leading to the front door. The garden wraps around the property and is laid to lawn bordered with mature hedging and trees.



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

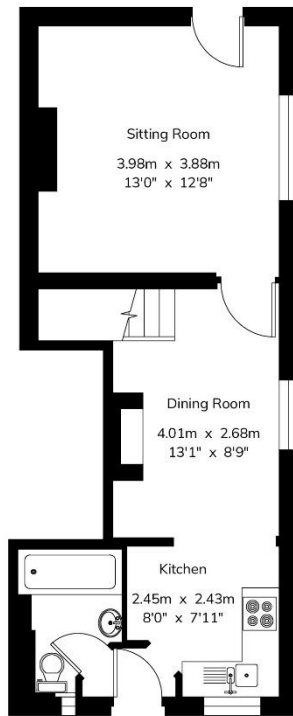
The local primary school enjoys an excellent reputation having recently achieved an outstanding Ofsted report and in addition to this and Cranbrook School there are other excellent schools, notably Bethany, Benenden School, Marlborough House, St. Ronan's, and Dulwich Prep School as well as the Boys'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

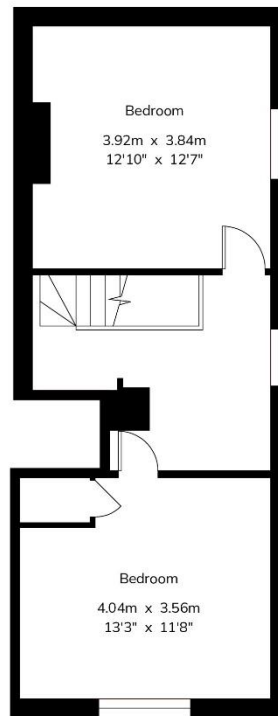


1 Meadow View

Gross Internal Area : 77.9 sq.m (838 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 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.



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com