



'Our Focus Determines Your Reality'



Clayhill
Goudhurst
Kent
TN17 1BG



Sitting Room * Kitchen/Dining Room

Principal Bedroom * Two Further Bedrooms
Family Shower Room

Low Maintenance Garden * Summerhouse
Garden Store



DELIGHTFUL TERRACE COTTAGE

This delightful terrace cottage occupies an elevated position in the much sought after village of Goudhurst. Believed to date from the mid-19th century the original row of cottages was built as part of a 'National School' for the estate workers children.

Presented in immaculate condition throughout, with character features synonymous with the era, the accommodation consists of a sitting room with bay window, brick fireplace and log burning stove, and a kitchen/dining room with door opening to a courtyard, on the ground floor.

On the first floor there is a principal bedroom with built-in storage, a further double bedroom, a single bedroom and a family shower room.

Outside, the garden to the front has been laid with slate chippings with mature shrubs and stepping stones whilst to the rear the kitchen door opens to a courtyard area providing a seating area and access to the garden store. Further garden space is accessed via an archway and is enclosed, paved for easy maintenance and hosts a summerhouse.

The property benefits from being within walking distance of the village amenities and is within the well-regarded Goudhurst Primary School and the catchment area for the renowned Cranbrook School.



GOUDHURST

Goudhurst is popular for many reasons, one of which is its location within the Cranbrook School Catchment Area.

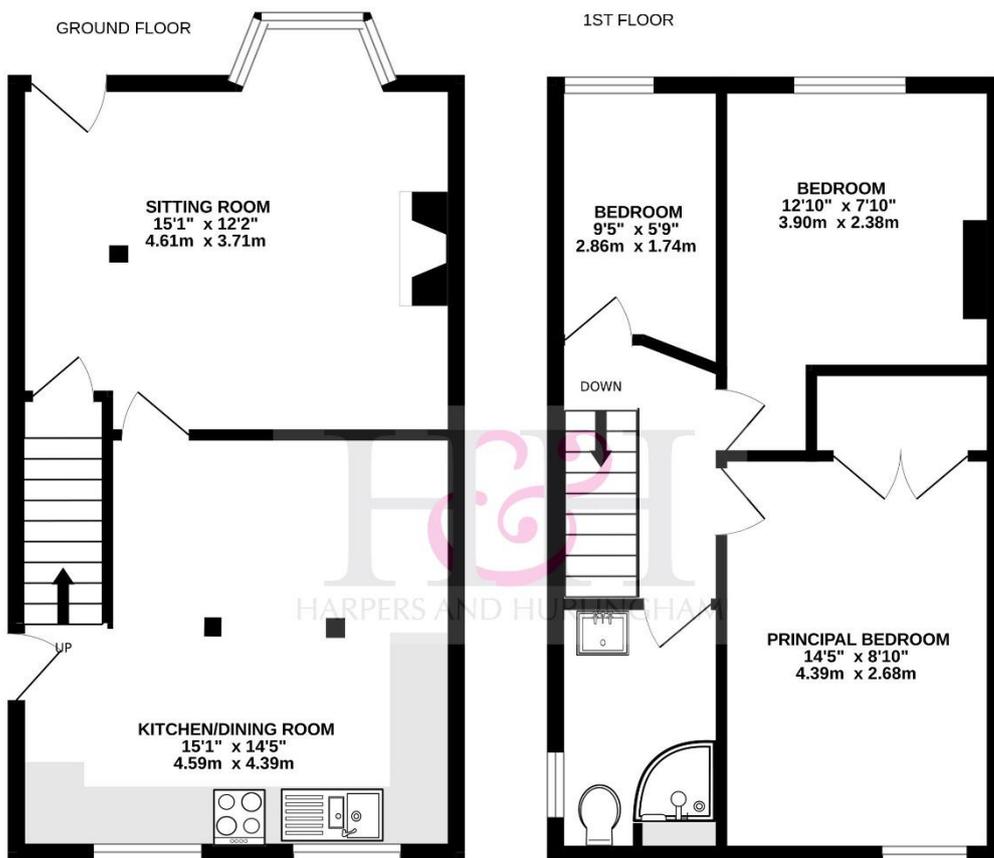
The village offers a wide variety of shops including a bakers, a pharmacy, a newsagents incorporating a Post Office, two hairdressers, a doctors' surgery, a veterinary surgery and local pubs offering good food.

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, 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.





TOTAL APPROXIMATE INTERNAL FLOOR AREA 821.9SQ.FT. (76.4SQ.M.)
(no guarantee is given to the square footage of the property; the figure shown is for initial guidance)
(not to scale - for layout purposes only)
(please note that the fixtures and fittings are not necessarily included in the sale)
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

Mains electricity, water and drainage. Electric heating.

EPC Rating: D – full details available on request.

Please note that the neighbours have right of access across the back and front of the property.

Tunbridge Well 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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