



'Our Focus Determines Your Reality'



CHURCH ROAD
Goudhurst
Kent
TN17 1BH



Sitting/Dining Room * Kitchen

First Floor Double Bedroom * Family Bathroom
Second Floor Double Bedroom

Courtyard Garden



ATTRACTIVE END OF TERRACE COTTAGE

This attractive red brick and tile cottage with accommodation spanning three floors provides modern living amongst period charm. With direct line of sight to the historic church opposite and splendid views from the rear overlooking the Teise Valley, the property is within walking distance of all amenities in the sought after village of Goudhurst offering both local convenience as well as accessibility to Cranbrook and Tunbridge Wells. An ideal first-time purchase.

The accommodation consists of a sitting/dining room with open fireplace and a fitted kitchen with door to the courtyard.

On the first floor there is a double bedroom which is currently used as a study and boasts a charming period fireplace, and a family bathroom.

A staircase leads to the second floor double bedroom which enjoys views across the rooftops of Goudhurst.

The courtyard is walled and paved with a path along the side of the cottage to a gate opening onto a footpath leading to the centre of the village.



GOUDHURST

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

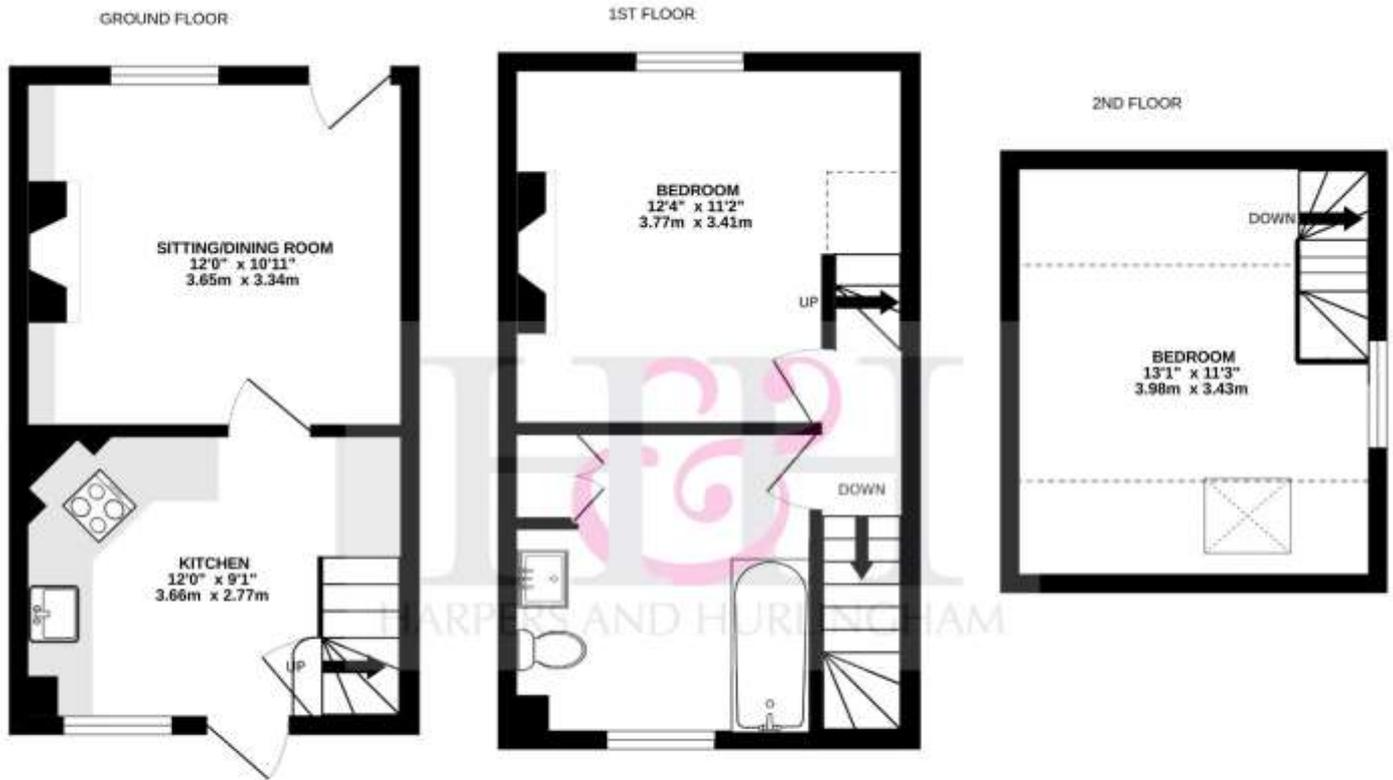
The village offers a wide variety of shops including a Village Shop, Post Office and Newsagent. A Bakers and Pharmacy, two Hairdressers, Doctors Surgery, Veterinary Surgery, and local pubs offering good food.

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.





TOTAL APPROXIMATE INTERNAL FLOOR AREA 657.8SQ.FT. (61.1SQ.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 radiators can be managed remotely but not used by current owner.

Tunbridge Wells Borough Council - Council Tax Band D

EPC Rating: G

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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