



Lambert & Foster



PHARMACY COTTAGE

HIGH STREET | GOUDHURST | KENT | TN17 1AG

A fine Grade II Listed terraced village residence, providing well presented period accommodation arranged over three floors, including two reception rooms with fireplaces and a wood burning stove, fitted kitchen with orangery style dining area overlooking the garden, three bedrooms including a main bedroom with an en suite shower room and a separate family bathroom, all complemented by a landscaped rear garden, enjoying elevated, distant countryside views, all occupying a prominent High Street location within this most picturesque of Wealden villages. Cranbrook school catchment area.

Guide Price £650,000-£675,000

FREEHOLD



PHARMACY COTTAGE

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Pharmacy Cottage is a well presented Grade II Listed terraced village residence, presenting mixed elevations of brick and tile hanging, set with predominantly leaded light windows beneath a pitched clay tile roof with catslide to rear. Many features indicative of the period remain including fireplaces, exposed floorboards, timbers, studwork and cottage, latched doors. Features include the reception hall/snug with brick fireplace housing with a woodburning stove. The kitchen and open plan orangery style dining area is fitted including granite worktops, clay tiled floor, single bowl enamelled range master sink with mixer tap over, space and housing for freestanding appliances, triple aspect incorporating double doors opening out to the garden. A useful utility room and cloakroom are accessed from a inner hall. A rise of oak stairs leads to the first floor landing/ study area, overlooking the high street, access off to the sitting room with attractive open fireplace, brick hearth and bressummer beam, aspect to front overlooking the high Street and out to distant countryside views. From the first floor access to bedroom two and second floor attic bedroom. The family bathroom is fitted with a traditional white suite with Burlington fixtures and fittings, including a freestanding rolltop bath, separate walk-in shower and distant countryside view. From the second floor landing the main bedroom enjoys views down the high street and to distant countryside beyond. The en suite shower room is fitted with a white suite and includes a walk-in shower and countryside views. A third floor attic room is accessed via a Jacob style ladder.

Outside, the part walled, rear garden is a fine feature, complementing the accommodation well, landscaped and split level, comprising paved terracing and lawn, two ornamental water features, established shrubs and plants, pretty seating area with pergola and established grape vine, fig tree, raised kitchen garden beds, timber garden shed and elevated distant countryside views.



- Total floor area approximately 1705 ft² (158.3 m²)
- Entrance hall/snug with wood burning stove
- Kitchen/orangery style dining room overlooking garden
- Utility room and cloakroom
- First floor landing/study area
- Sitting room with open fireplace
- Three bedrooms including main bedroom with en-suite shower room
- Family bathroom
- Attic room with Jacob's ladder
- Oil fired central heating
- Landscaped rear garden
- Elevated, distant countryside views and outlook over high street
- Convenient access to high street amenities
- Marden main line station approximately 5 miles
- Cranbrook School catchment area

DIRECTIONS

On entering Goudhurst from the Cranbrook direction, proceed past the church into the high Street. Continue down the hill whereupon Pharmacy Cottage will be found, set back on the right-hand side, between the chemist and Weeks Bakery and tea rooms.

GENERAL

Tenure: Freehold

Services: Mains electricity, water and drainage. Oil fired central heating.

Local authority: www.tunbridgewells.gov.uk

Council tax: Band E

Mobile Coverage: Likely

Broadband: Ultrafast 1000 Mbps

VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

AGENT NOTES:

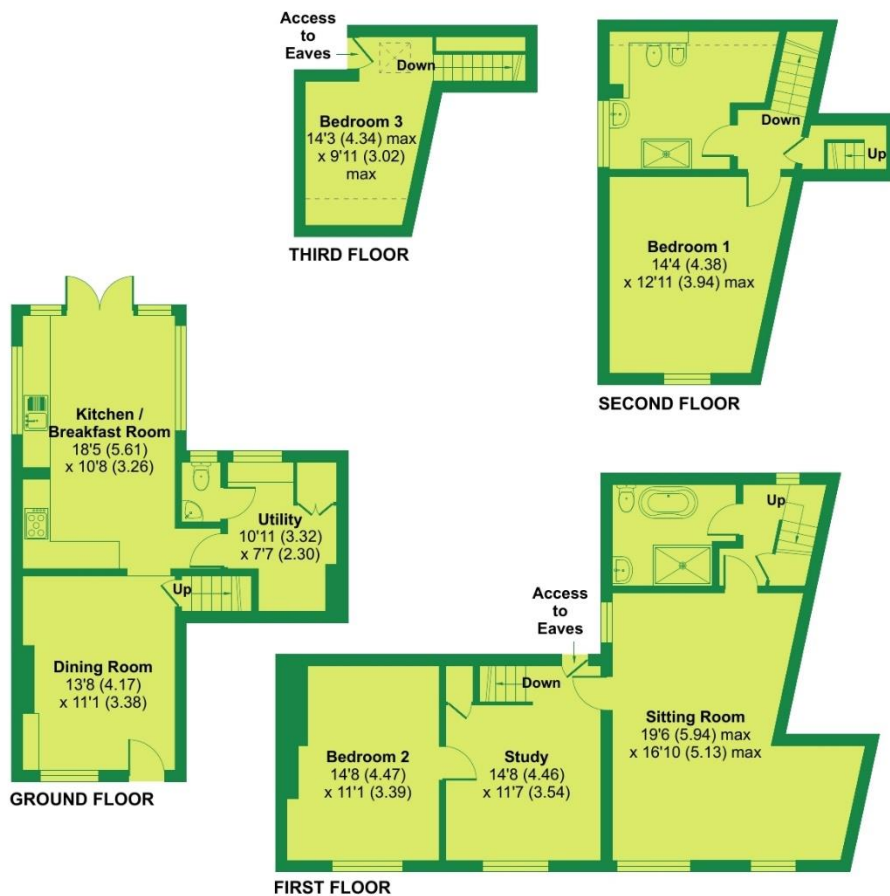
- 1) The current sellers regularly park two cars in the area immediately in front of the property. This area of hardstanding does not fall within the Title of the property.
- 2) The property is subject to Flying Freeholds

FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only

Pharmacy Cottage, High Street, Goudhurst, Cranbrook, TN17 1AG

Approximate Area = 1679 sq ft / 155.9 sq m
 Limited Use Area(s) = 26 sq ft / 2.4 sq m
 Total = 1705 sq ft / 158.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Lambert and Foster Ltd. REF: 1167023

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
 Tel. 01892 832 325
 77 Commercial Road,
 Paddock Wood,
 Kent TN12 6DS

CRANBROOK, KENT
 Tel. 01580 712 888
 Weald Office, 39 High St,
 Cranbrook, Kent
 TN17 3DN

HYTHE, KENT
 Tel. 01303 814 444
 Hillhurst Farm, Stone St,
 Westenhanger, Hythe,
 Kent CT21 4HU

WADHURST, SUSSEX
 Tel. 01435 873 999
 Helix House, High Street,
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 TN5 6AA

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