

Lambert & Foster



SPRING COTTAGE

NORTH ROAD | GOUDHURST | KENT | TN17 1AS

*A pretty, detached, Grade II Listed cottage, providing well presented two bedroom character accommodation, with useful attic room suitable for occasional bedrooming and garden studio enjoying stunning views, complemented by neatly tended gardens, extending to approximately 0.51 of an acre, arranged over a terraced slope with tarmac drive, parking and twin bay cart lodge, all occupying a village location, convenient walking distance of the picturesque high Street. Cranbrook School catchment area.
No onward chain.*

Guide Price £674,000

FREEHOLD





SPRING COTTAGE

NORTH ROAD, GOUDHURST, KENT, TN17 1AS

Spring Cottage is a pretty Grade II Listed detached cottage presenting elevations of brick and tile hanging with some exposed timbers, set with predominantly secondly glazed leaded lines windows beneath a pitched tiled roof with catslide to side. The period accommodation is arranged over two floors with many indicative features of that time, including a wealth of exposed timbers, studwork, exposed floorboards and latched cottage doors. In more detail, traditional front timber door opens into an entrance porch, leading to a sitting room/dining room with impressive open, inglenook fireplace with tiled hearth and bressummer beam. Within the floor is a trap door leading down to a cellar. The vaulted kitchen is fitted with modern gloss fronted units, integral appliances include five burner Siemens electric hob, eye level Neff oven and grill, fridge and Siemens dishwasher, a range of drawers including deep pan, worksurfaces, door and aspect to rear enjoying a pleasant outlook. The bathroom is fitted with a modern white suite with panelled bath, fitted with a mixer tap and shower attachment, tiled floor and walls. From the inner hall, access to a separate cloaks/shower room.

Arranged over the first floor are two double bedrooms with exposed floorboards. Bedroom one with fitted wardrobes and access to under eaves storage with vanity unit and wash hand basin, window to side with pleasant outlook across the garden. Bedroom two enjoys a double aspect. From the first floor landing, attic steps to a second floor attic playroom, set beneath eaves, with access to under eaves storage and a double aspect enjoying far-reaching countryside views.

Outside, a tarmac drive proceeds down a steep slope to ample parking and a detached oak framed twin bay cart lodge with one enclosed bay. The neatly tended gardens are a particular feature, comprising area of lawn, well stocked flower beds, ornamental pond, a paved patio and a very useful garden studio/office with UPVC sliding doors, fitted with power and light, complemented by a balcony enjoying far reaching countryside views. Mixed brick and paved, steps and pathways lead down through the terrace gardens with establish beds, borders, greenhouses and timber garden sheds. Within the lower garden area sections are left to nature. From various positions within the garden the superb countryside views can be enjoyed.



- Detached Grade II Listed cottage
- Sitting/dining room with inglenook fireplace
- Comprehensively fitted vaulted kitchen
- Ground floor bathroom and separate cloaks/shower room
- First floor two double bedrooms
- Second floor attic playroom suitable as an occasional bedroom

- Tarmac drive and parking area with twin bay oak framed cart lodge
- Well stocked terraced garden with stunning, elevated countryside views
- Garden office/studio fitted with power and light
- Village location, a convenient walk to the high street and amenities

VIEWING: By appointment only.
Cranbrook Office: 01580 712888.

WHAT3WORDS: corrupted.narrow.savings

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil fired central heating

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band G **EPC:** N/A

MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

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

Spring Cottage North Road Goudhurst TN17 1AS

Approximate Area = 1396 sq ft / 129.6 sq m

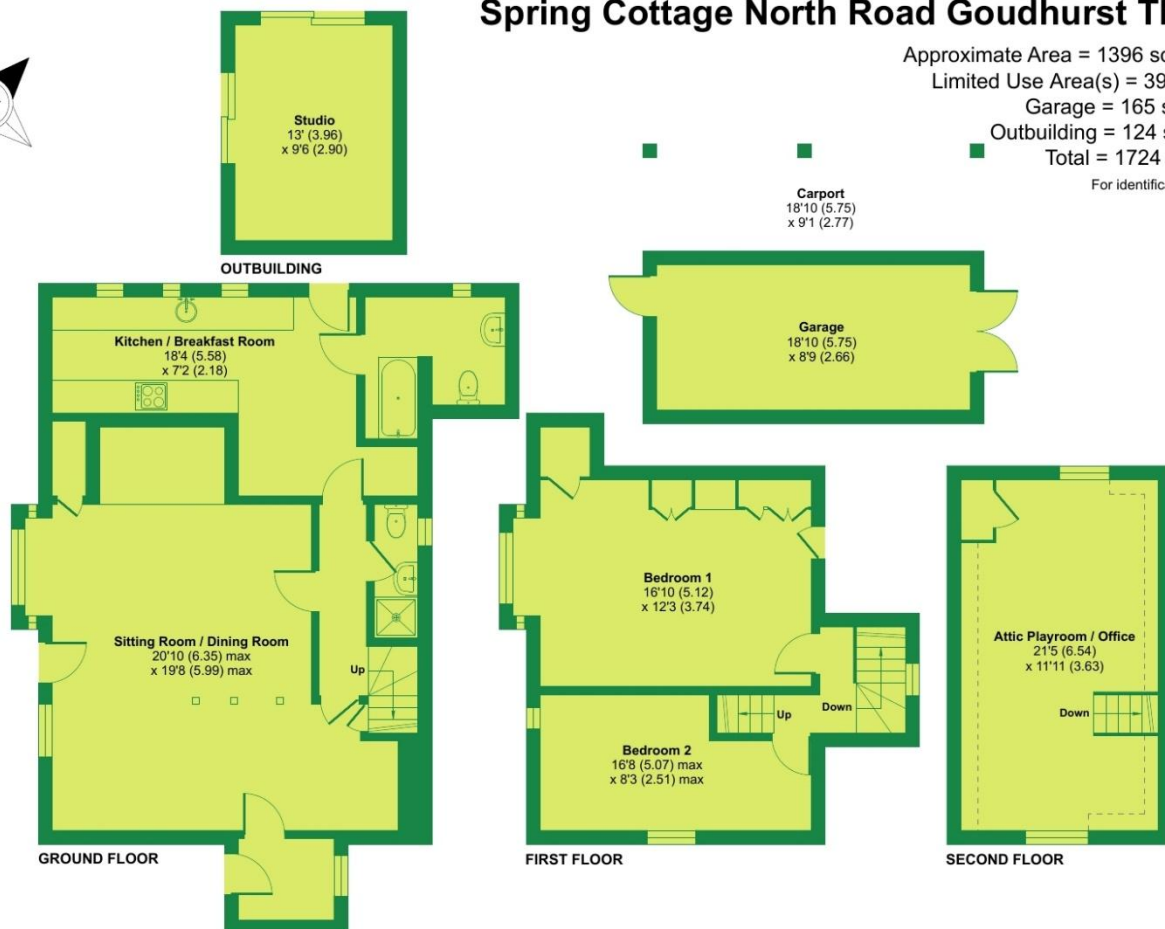
Limited Use Area(s) = 39 sq ft / 3.6 sq m

Garage = 165 sq ft / 15.3 sq m

Outbuilding = 124 sq ft / 11.5 sq m

Total = 1724 sq ft / 160 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lambert and Foster Ltd. REF: 1318976

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