



Peter
Buswell
Independent Family Estate Agents

Central Location in Goudhurst

Offers Over £310,000

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Situated in the heart of the pretty village of Goudhurst, this delightful two-bedroom end of terrace house exudes character and charm. Perfectly positioned within walking distance to the local shops, inviting pubs, and a reputable primary school nearby.

Upon entering, you are welcomed into a cosy living room, beautifully adorned with an open fireplace, creating a warm and inviting atmosphere. The tasteful and creative décor adds to the charm of this welcoming space.

A door from the living room leads you into a bright and cheerful kitchen, complete with fitted units, offering ample storage and workspace. The kitchen is bathed in natural light and opens out to a sunny west-facing courtyard garden, perfect for al fresco dining and enjoying the afternoon sun.

Within the kitchen, a door opens onto the enclosed staircase leading to the first floor. Here, you will find a versatile second bedroom that can also serve as an alternative reception room/office. There is a generous country-style bathroom with views over the Teise Valley.

Ascending the stairs from the first floor landing, you arrive at the top floor, which accommodates the spacious principal double bedroom. From here to have stunning viewings across the Teise Valley.

For convenience there is easy parking adjacent to church opposite.

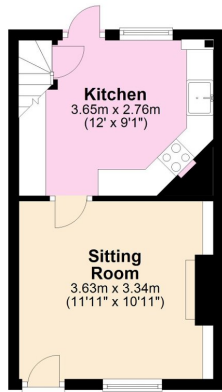
Overall the property presents as a bright and welcoming home with easy access and oodles of character.

If You Live Here

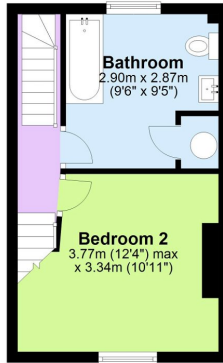
Living in Goudhurst offers an array of local amenities including a village store, bakery, chemist, and newsagents. The village boasts two very popular pubs renowned for their excellent food and drink. Families will appreciate the local primary school. For commuters, mainline train stations providing services to London can be found in Marden and Staplehurst. The nearby A21 offers easy access to the M25 for Gatwick and Heathrow, and the M26 linking to the M25 for London.



Ground Floor
Approx. 23.2 sq. metres (249.2 sq. feet)



First Floor
Approx. 23.9 sq. metres (257.8 sq. feet)



Second Floor
Approx. 16.6 sq. metres (178.2 sq. feet)



Total area: approx. 63.7 sq. metres (685.2 sq. feet)

- TWO DOUBLE BEDROOM END OF TERRACE CHARACTER HOUSE
- WEST FACING SUNNY COURTYARD GARDEN
- WELL PRESENTED ACCOMMODATION OVER THREE FLOORS
- LIVING ROOM WITH FIREPLACE
- FITTED KITCHEN
- VIEWS TOWARDS THE CHURCH
- CRANBROOK SCHOOL CATCHMENT AREA
- EPC RATING G
- COUNCIL TAX BAND D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	13 G	