



Peter
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Independent Family Estate Agents

With South Facing Garden in Goudhurst

£475,000

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This delightful Victorian house, dating back to 1900, is presented in immaculate condition over three floors and offers a perfect blend of period charm and modern living. Originally built as accommodation for a nearby college, the property is situated on a highly sought-after private road on the outskirts of the popular village of Goudhurst.

As you step inside, you're greeted by a spacious living room featuring an inviting open fireplace, perfect for cosy evenings. From here, the property flows seamlessly into a generous dining room, complete with a log burner and a convenient space under the stairs ideal for a home office or study nook. The dining room opens directly into a modern, well-fitted kitchen, which boasts a lovely view and access to the beautifully established rear garden.

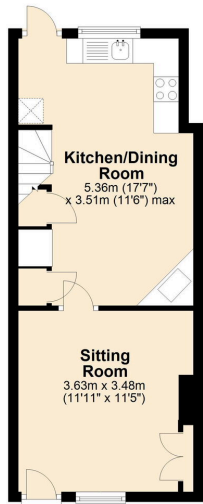
On the first floor, you'll find two well-proportioned bedrooms and a contemporary family bathroom. The second floor hosts the third bedroom, offering a peaceful retreat with charming views.

The stunning rear garden is a real highlight, featuring mature plantings and a dedicated home office, perfect for those seeking a tranquil work-from-home environment.

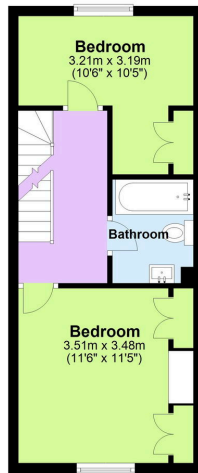
Conveniently located within walking distance of Goudhurst's village amenities, this characterful cottage combines the best of countryside living with modern comforts, making it a perfect home for a wide range of buyers.



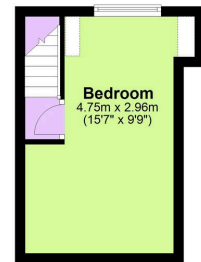
Ground Floor
Approx. 32.0 sq. metres (344.4 sq. feet)



First Floor
Approx. 29.2 sq. metres (314.7 sq. feet)



Second Floor
Approx. 14.6 sq. metres (156.6 sq. feet)



Total area: approx. 75.8 sq. metres (815.7 sq. feet)

- THREE BEDROOM VICTORIAN HOUSE
- PERIOD FEATURES INCLUDING AN OPEN FIREPLACE
- MODERN FAMILY BATHROOM
- A PRETTY REAR GARDEN WITH DETACHED HOME OFFICE
- EPC RATING D
- WELL PRESENTED ACCOMMODATION OVER THREE FLOORS
- MODERN FITTED KITCHEN/ DINER WITH A WOOD BURNING STOVE
- PRIVATE ROAD LOCATION WITHIN GOUDHURST VILLAGE
- CRANBROOK SCHOOL CATCHMENT AREA
- COUNCIL TAX BAND D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		