



Peter
Buswell
Independent Family Estate Agents

Character Home in Goudhurst

£525,000

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Situated just on the outskirts of the picturesque Goudhurst Village, this charming, traditional weather boarded cottage offers characterful family living with in a desirable setting. Inside, the home seamlessly blends period charm with modern day comforts, featuring exposed timber beams and a welcoming open fireplace. All presented in neutral tones, the cottage has been thoughtfully updated over the years, providing a flexible and practical layout.

The accommodation spans three floors, with adaptable ground-floor spaces that include an open-plan kitchen and dining area, a utility room, a cosy sitting room, and a versatile second reception room. The first floor accommodates three bedrooms and a family bathroom, while the second floor is dedicated to the master suite, complete with an en suite shower room and dressing area.

Outside, mature gardens wrap around the property, including an east/south-facing garden that enjoys sunlight throughout the day. A paved terrace flows seamlessly to a generous rear garden laid to lawn—ideal for family activities and al fresco dining—surrounded by mature hedging, established shrubs, and trees for privacy. The front garden is laid to lawn with thoughtfully arranged planting beds and a short flight of steps leading up to off-road parking with space for up to three cars.





- A CHARMING FOUR BEDROOM SEMI DETACHED HOUSE
- CHARACTER FEATURES INCLUDING EXPOSED TIMBER BEAMS
- GENEROUS LIVING SPACE OVER THREE FLOORS
- LIVING ROOM WITH OPEN FIREPLACE
- A FAMILY KITCHEN/DINER
- A WRAP AROUND GARDEN TO THE REAR AND SIDE
- OFF ROAD PARKING TO THE FRONT
- CRANBROOK SCHOOL CATCHMENT AREA
- EPC RATING E
- COUNCIL TAX BAND E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		