

**RUSH  
WITT &  
WILSON**



**Goodshill Cottage Cranbrook Road, Tenterden, Kent TN30 6UN  
Offers In The Region Of £895,000**



**Rush Witt & Wilson are pleased to offer the opportunity to acquire this most impressive (un-listed) detached country home sitting its gardens and grounds of 2.95 acres (tbv) being located along the sought-after Cranbrook Road on the outskirts of Tenterden,**

**'Goodshill Cottage' has been beautifully renovated and extended to offer extremely well-presented and well-proportioned accommodation arranged over three floors comprising of an entrance hallway, stunning kitchen/dining room, living room with log burning stove, snug, conservatory, utility room and shower room on the ground floor. On the first floor are three double bedrooms and the family bathroom with two useful interconnecting loft rooms to the second floor.**

**Outside the property benefits from extensive off road parking, a detached double garage with adjoining carport, a detached 34'8 x 14'9 outbuilding, established well stocked gardens and a paddock.**

**An internal inspection is highly recommended to fully appreciate this stunning home's accommodation and gardens. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.**





**Entrance Hallway**

Part glazed entrance door and sash window to the side elevation, slate tile flooring, radiator, double fitted cloaks cupboard, oak door leading through to kitchen/dining room, glazed double doors opening through to:

**Living Room**

14'7 x 11'6 (4.45m x 3.51m)

Sash window to the rear elevation, radiator, free standing log burning stove.

**Kitchen/Dining Room**

24'9 x 14'9 (7.54m x 4.50m)

Two sash windows to the front elevation, glazed double doors to the rear with access onto the garden. The kitchen is fitted with a range of contemporary white cupboard and drawer base units with complimenting Minerva work surfaces in Carrara White with matching splashbacks, inset one and a half bowl stainless steel sink, space for range style cooker with tiled splashback and stainless steel extractor canopy above, integrated dishwasher, space for American style fridge/freezer, central kitchen island with Minerva work surface, fitted breakfast bar and range of fitted cupboard base units, space for table and chairs, attractive feature fireplace with inset log burning stove, understairs fitted panty cupboard, three radiators, oak flooring, oak door leading through to:

**Inner Lobby**

Feature full height glazed window to the front elevation, stairs rising to the first floor, tiled flooring, further oak door leading through to:

**Snug**

13'8 x 11'7 (4.17m x 3.53m)

Sash window to the front elevation, wood panelled walls, quarry tiled flooring, radiator, feature fireplace with inset log burning stove, fitted corner bookshelf, doorway through to the rear lobby, part glazed door through to:

**Conservatory**

11'5 x 11'2 (3.48m x 3.40m)

Range of windows to the rear and side elevations, the latter enjoying a pleasant view down the garden, double doors allowing access onto the garden, tiled flooring with underfloor heating.

**Rear Lobby**

Tiled flooring, access to small loft space, oak door leading through to:

**Shower Room**

Obscure glazed window to the side elevation, a contemporary suite comprising low level wc with concealed cistern, wall mounted wash hand basin with tiled splashback, large fully tiled shower cubicle, stainless steel heated towel rail, fitted oak cupboard for toiletries.

**Utility Room**

10'1 x 5'2 (3.07m x 1.57m)

Windows to the side elevation, part glazed door to the rear allowing access onto the rear garden, fitted oak wood block work surface with inset butler sink, space and plumbing for washing machine, part panelled walls, radiator, tiled flooring, fitted shoe rack/cupboard.

**First Floor**

**Landing**

Window to the side elevation, stairs rising to the second floor, fitted airing cupboard housing insulated hot water tank, doors off to the following:

**Bedroom One**

14'11 x 11'9 (4.55m x 3.58m)

Sash window to the front elevation, attractive feature fireplace, fitted wardrobe, radiator.

**Bedroom Two**

11'9 x 11'7 (3.58m x 3.53m)

Sash window to the front elevation, attractive feature fireplace, understairs fitted storage cupboard.

**Bedroom Three**

11'6 x 9'4 (3.51m x 2.84m)

Double aspect with sash windows to the side and rear elevation, exposed floorboards, fitted double wardrobe, radiator.

**Family Bathroom**

Two windows to the rear elevation enjoying pleasant views over the rear garden/paddock, fitted with a traditional white suite comprising low level wc, pedestal wash hand basin, wood panel enclosed bath with mixer tap and hand held shower attachment, radiator, part panelled walls, exposed floorboards.

**Second Floor**

**Loft Room One**

12'4 x 9'7 (3.76m x 2.92m)

Window to the side elevation, stairs rising from the first floor landing, exposed floorboards, radiator, door leading though to:

**Loft Room Two**

12'7 x 9'7 (3.84m x 2.92m)

Window to the side elevation enjoying pleasant rural views towards Tenterden, exposed floorboards, radiator.

**Outside**

**Gardens & Grounds**

To the side a five bar gate opens to a generous driveway providing off

road parking for a number of vehicles and providing access to the detached double garage and a single car port to one side. There is a generous paved patio area offering space for outside dining and entertaining, to one side is an established area of garden with an meandering area of lawn being bordered on both sides with well stockes beds planted with a mixture of seasonal flower and shrubs. To the end of the garden is a greenhouse and range of compost bins.

To the rear a banked area of garden provides a further area of sloping lawn which leads up to a level area of lawned garden being interspersed with a range of established shrubs, this leads on past a timber tractor shed to a feature pond and pathway leading to the detached outbuilding, beyond this is an allotment area of garden comprising a range of raised beds, beyond this is a further vehicular access point off the Cranbrook Road being accessed via double five bar gated.

The remainder of the land forms one level paddock being fully fenced enjoying pleasant views over rolling countryside to the rear.

**Detached Outbuilding**

34'8 x 14'9 (10.57m x 4.50m )

Two windows to the side elevation, personal door to the side and front, fitted aircon unit, light and power connected.

**Detached Double Garage**

16'2 x 16'4 (4.93m x 4.98m)

Currently sub divided with two sets of double doors to the front elevation, light and power connected.

**Agents Note**

Council Tax Band: F

Please note the property is one a private drainage.

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

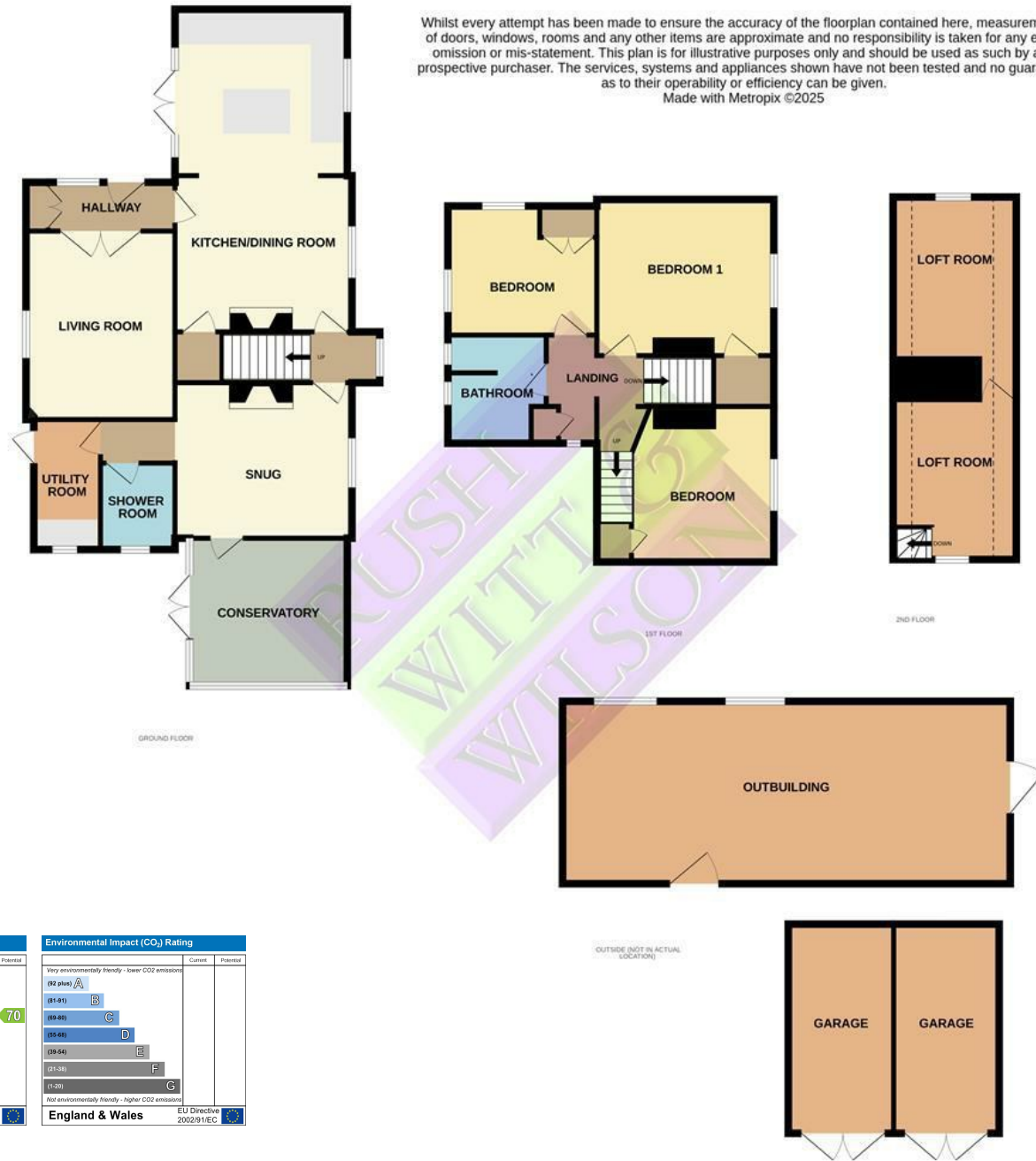
Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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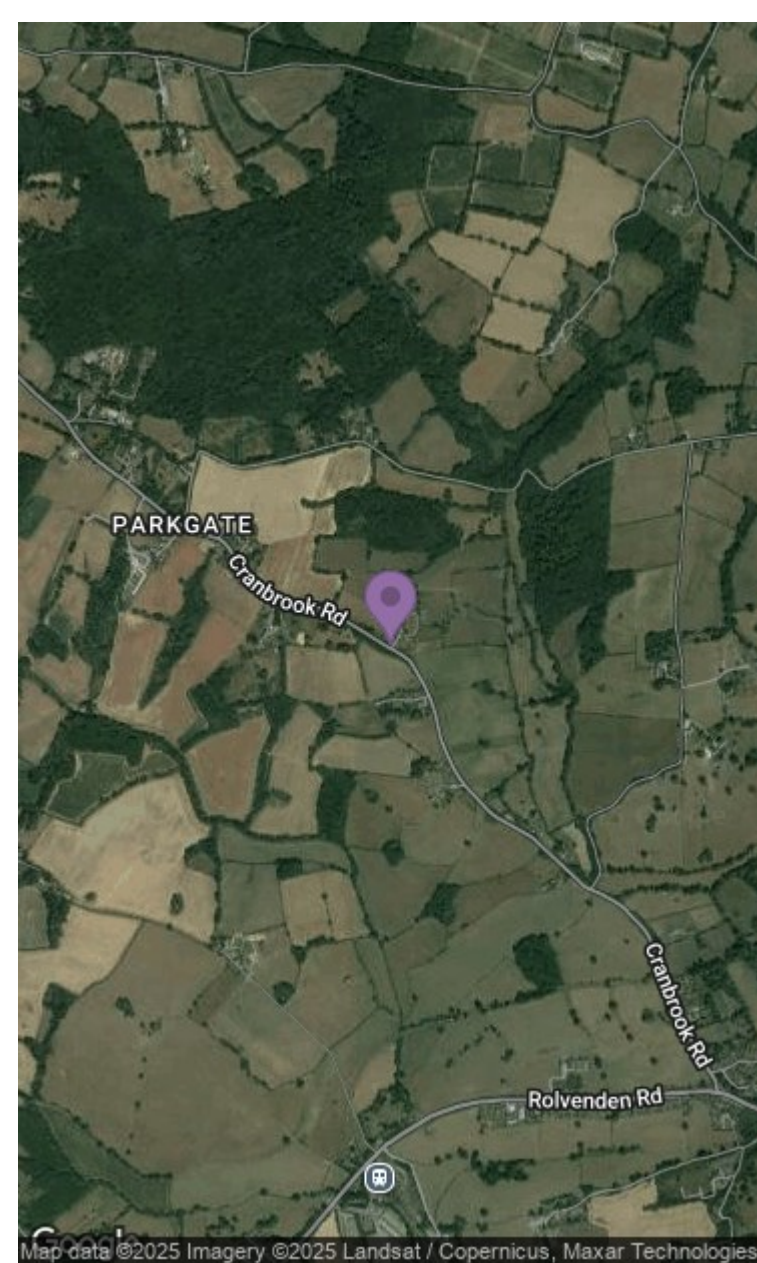
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-65) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-10) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) <b>A</b>			
(61-81) <b>B</b>			
(39-60) <b>C</b>			
(15-60) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	







**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**94 High Street  
Tenterden  
Kent  
TN30 6JB  
Tel: 01580 762927  
tenterden@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**