



'Our Focus Determines Your Reality'





Beresford Road  
Goudhurst  
Kent  
TN17 1DN



Sitting Room \* Kitchen/Dining Room

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Principal Bedroom \* Two Further Bedrooms  
Family Bathroom

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Charming Enclosed Garden \* Home Office/Utility Room



## DELIGHTFUL MID-TERRACE VICTORIAN COTTAGE

This delightful mid-terrace Victorian cottage is located on the outskirts of the sought after village of Goudhurst. Thought to date from the early 1900s, the cottage spans three floors and is situated on a sought-after private road on the outskirts of the popular village of Goudhurst. There is garage, currently used as a home office located in the charming garden and the cottage is within walking distance of the village amenities.

The accommodation consists of a sitting room with fireplace, and a kitchen/dining room with door to the garden.

On the first floor there is a principal bedroom with built-in storage and a fireplace, a further bedroom, and a family bathroom. A staircase leads to the second floor bedroom with built-in storage.

The garden to the front is paved interspersed with plants while the enclosed garden to the rear offers a paved terrace, raised flower beds, step leading to area of lawn which leads to the garage which has been converted to provide a home office and utility room. Off-road parking is provided to the front of the garage.





## GOUDHURST

Goudhurst is popular for many reasons, one of which is its location within the Cranbrook School Catchment Area.

The village offers a wide variety of shops including a bakers, a pharmacy, a newsagents incorporating a Post Office, two hairdressers, a doctors' surgery, a veterinary surgery and local pubs offering good food.

## SCHOOLS AND CONNECTIONS

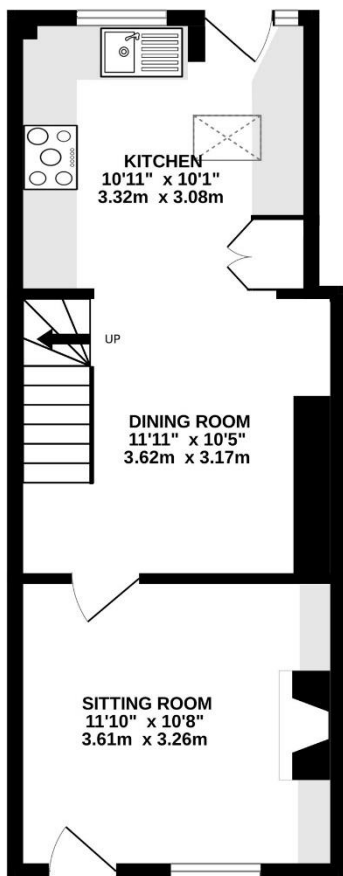
The local primary school enjoys an excellent reputation having recently achieved an outstanding Ofsted report and in addition to this and Cranbrook School there are other excellent schools, notably Bethany, Benenden School, Marlborough House, St. Ronan's and Dulwich Prep School as well as the Boys' and Girls' Grammar Schools in Tonbridge and Tunbridge Wells.

The Mainline stations at nearby Paddock Wood, Marden and Staplehurst offer regular trains into London. The A21 provides access to the M25 Motorway to the North and South.



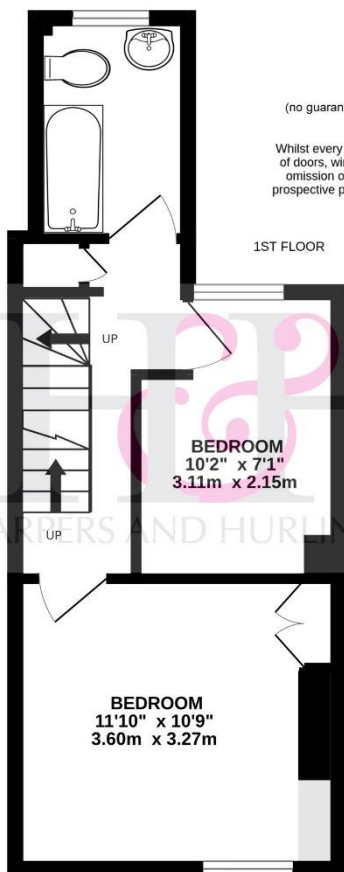


GROUND FLOOR

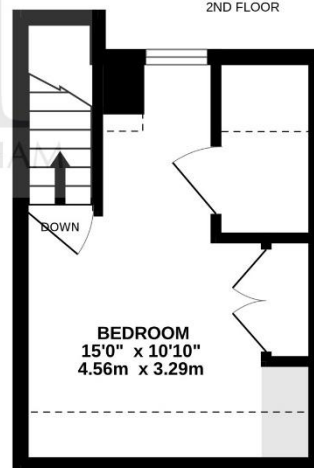


TOTAL APPROXIMATE INTERNAL FLOOR AREA 828.8SQ.FT. (77SQ.M.)  
(no guarantee is given to the square footage of the property; the figure shown is for initial guidance only)  
(not to scale - for layout purposes only)  
(please note that the fixtures and fittings are not necessarily included in the sale)  
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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1ST FLOOR



2ND FLOOR



SERVICES

Mains electricity, water and drainage. Electric central heating. Fibre connected, 100mb.

Tunbridge Wells Borough Council - Council Tax Band D

EPC Rating: F – full details available on request.

There is an easement to allow numbers 12 and 13 to access their garages over a strip of land owned by No. 11. Cost of maintenance shared three ways.

A covenant exists prohibiting the keeping of a boat/caravan outside the garage.

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.





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