



'Our Focus Determines Your Reality'



WEST ROAD
Goudhurst
Kent
TN17 1AB



Sitting Room * Kitchen/Dining/Family Room * Family Bathroom

Principal Bedroom, Ensuite * Further Bedroom

Courtyard Garden



CHARMING GRADE II LISTED MID-TERRACE COTTAGE

This charming mid-terrace Grade II Listed cottage occupies a tucked away location within walking distance of the centre of the much sought after village of Goudhurst.

The cottage offers versatile accommodation consisting of a kitchen/dining/family room with a decommissioned inglenook fireplace, a sitting room with fireplace which could be used to provide a downstairs bedroom, a lobby leading to the courtyard garden and a bathroom all on the ground floor.

On the first floor there is a principal bedroom with ensuite shower room and a further good size bedroom.

The courtyard garden is partially walled with an elevated terrace and flower border.

The cottage benefits from being located within the much sought after Goudhurst and Cranbrook school catchment areas.



GOUDHURST

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

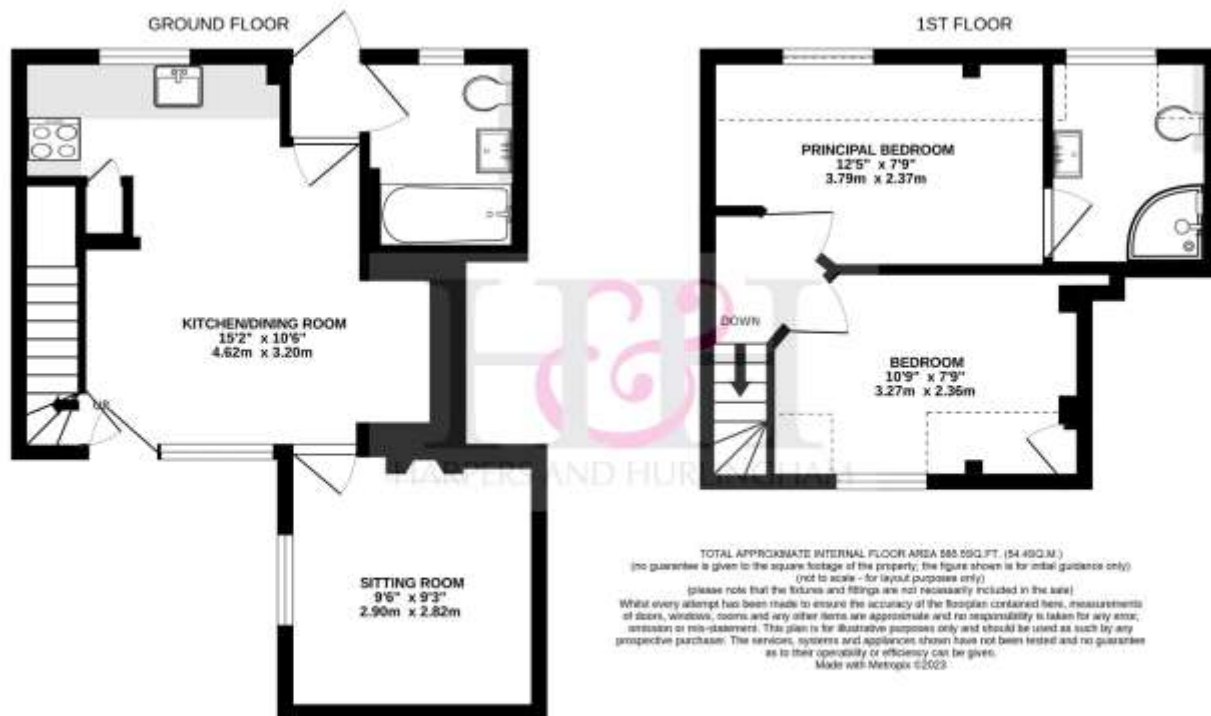
The village offers a wide variety of shops including a bakers, a pharmacy, a newsagents incorporating a Post Office, two hairdressers, a doctors' surgery, a veterinary surgery and local pubs offering good food.

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.





SERVICES

Mains electricity, water and drainage. Electric central heating.

Tunbridge Wells Borough Council - Council Tax Band D

EPC Rating: n/a

No. 2 has right of access across the footpath to West Road

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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