



'Our Focus Determines Your Reality'



Station Road  
Goudhurst  
Kent  
TN17 1HA



Sitting Room \* Dining Room \* Conservatory  
Kitchen/Breakfast Room \* Cloakroom

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Principal Bedroom \* Three Further Double Bedrooms  
Family Bathroom

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Ground just under 0.5 Acres \* Attached External Store  
Three Stable Block with Log Store \* Off Road Parking



## CHARMING VICTORIAN COTTAGE

This charming Victorian cottage, originally the coach house, is believed to date from the 1850s and occupies a tucked away location on the outskirts of the sought after village of Goudhurst. In need of some updating, but retaining many period features, the cottage has planning permission to create two further reception rooms, a bedroom, two ensuite bathrooms and a dressing room, the work has been started therefore it is possible to complete. TWBC ref: 00/02327/FUL.

The accommodation consists of an entrance porch, sitting room with log burning stove and doors onto the cobbled courtyard, conservatory with doors to the garden, dining room with door to the paved terrace and a fireplace with log burning stove, kitchen/breakfast room with doors to the terrace and cloakroom on the ground floor.

On the first floor there is a double aspect principal bedroom with built-in storage, three further double bedrooms and a family bathroom.

The cottage sits in just under 0.5 acres of garden predominantly laid to lawn with mature trees, paved terrace, and kitchen garden; a three stable block with log store and an attached store with access to the cobbled courtyard.



## 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.

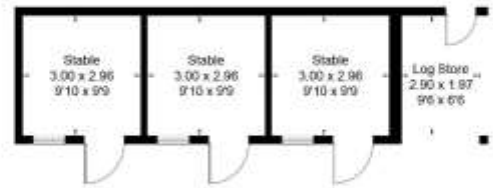
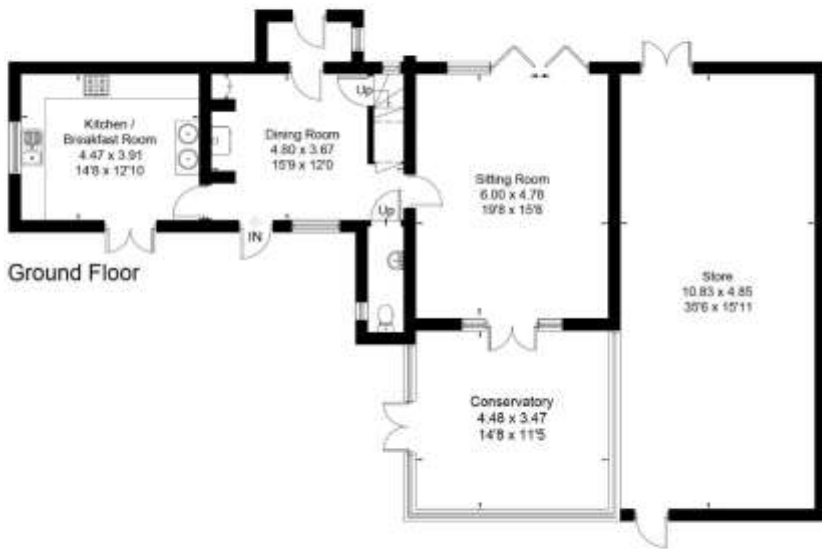
## SCHOOLS AND CONNECTIONS

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.



Approximate Area = 161.9 sq m / 1743 sq ft  
Outbuilding = 80.3 sq m / 864 sq ft  
Total = 242.2 sq m / 2607 sq ft  
Including Limited Use Area (2.6 sq m / 28 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 320874



## SERVICES

Mains electricity and water. Solid fuel/log burning stove. Private digester treatment plant.

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: G – full details available on request

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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