



'Our Focus Determines Your Reality'



North Road
Goudhurst
Kent
TN17 1AS



Sitting Room * Dining Room * Kitchen/Breakfast Room * Conservatory
Utility Room * Cloakroom * Cellar

Principal Bedroom * Further Bedroom
Family Bathroom

Attractive Enclosed Garden * Potting Shed * Gardener's W.C.
Stunning Views



ATTRACTIVE DETACHED VILLAGE HOME

Believed to date originally from the mid-18th century, this attractive detached property occupies a tucked away, elevated position close to the centre of the sought after village of Goudhurst. The property has recently undergone a complete renovation but still retains a number of period features. Planning permission exists to create a two-storey extension and add dormer windows, to provide a three-bedroom family home.

The accommodation consists of a sitting room with brick fireplace and log burning stove, a dining room, conservatory with stunning views, kitchen/breakfast room, utility room and cloakroom on the ground floor. Stairs from the cloakroom lead down to the cellar.

On the first floor there is a principal bedroom with fireplace, a further bedroom and a family bathroom.

Outside, the property is approached via a brick footpath. The enclosed garden is laid to lawn bordered with mature hedging and established flower and shrub beds. There is an attached potting shed incorporating a gardener's w.c.

A footpath at the back of the property leads to the village centre.



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 Village Shop, Post Office and Newsagent, a Bakers and Pharmacy, two Hairdressers, Doctors Surgery, 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. In addition to this and Cranbrook School there are other excellent schools, notably Bethany, Benenden School, Marlborough House, Saint 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.





North Road, TN17

Approximate Gross Internal Area = 85 sq m / 911 sq ft
Approximate Outbuilding Internal Area = 10 sq m / 112 sq ft
Approximate Total Internal Area = 95 sq m / 1023 sq ft
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Copyright Casaphoto Ltd. 2024 - Produced for Harpers and Hurlingham



SERVICES

Mains electricity, water and drainage. New Oil fired central heating system.

Tunbridge Wells Borough Council - Council Tax Band E

EPC Rating: C

Covenants apply - details available on request. The property has right of way over the footpath leading from the road to the property.

Tunbridge Well Borough Council – Planning Ref: 23/02753/FULL

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



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com