



‘Our Focus Determines Your Reality’



Bedgebury Road  
Goudhurst  
Kent  
TN17 2QU



Three Reception Rooms \* Two Kitchen or Utility Rooms  
Two Ground Floor Bathrooms

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Four First Floor Bedrooms \* Two Staircases  
Second Floor Bedroom

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Garden \* Outbuilding/Store \* Off Road Parking



## GRADE II LISTED FAMILY HOME RESTORATION

Occupying an elevated position on the rural outskirts of Goudhurst, this striking Grade II Listed property is currently configured as two cottages. The property has been in the same family in 1940 and offers one cottage which is habitable whilst the second is in need of considerable restoration. Subject to the necessary permissions the property lends itself to creating a comfortable family home sitting in approximately 0.5 acres.

The habitable cottage consists of a double aspect sitting room with fireplace and exposed beams, a dining room with fireplace, a double aspect kitchen, lobby area with door to outside and a bathroom on the ground floor. On the first floor there is a double aspect principal bedroom with feature beam and storage, and a further double bedroom. A staircase then leads to the double aspect second floor bedroom.

The second cottage comprises a double aspect sitting/dining room with fireplace and log burning stove, a kitchen with door to outside and a bathroom on the ground floor. On the first floor there is a spacious landing/study area, and two double bedrooms.

Outside the property sits in approximately 0.5 acres of lawn with mature trees and enjoys far reaching views. There is a stone and brick-built outbuilding which is currently used a store.



## 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 and in addition to this and Cranbrook School there are other excellent schools, notably Bethany, Benenden School, St. Ronan's, and Dulwich 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.

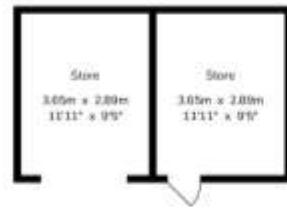


# 1 & 2 Little Pattenden Cottages

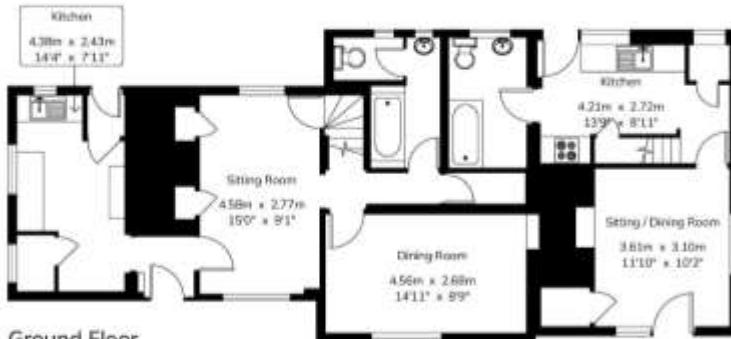


House - Gross Internal Area : 176.6 sq.m (1900 sq.ft.)

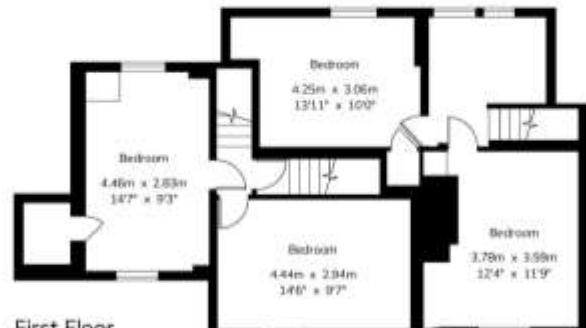
Outbuilding - Gross Internal Area : 21.6 sq.m (232 sq.ft.)



Second Floor



Ground Floor



First Floor

For Identification Purposes Only.  2 4 6 8 10 12 14 Feet Metres © 2025 Trueplan (UK) Limited 033800 614 001



## SERVICES

Mains electricity and water. Electric storage heaters.

Tunbridge Wells Borough Council - Council Tax Band two properties D and C

EPC Rating: n/a

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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