



‘Our Focus Determines Your Reality’



Bedgebury Road
Goudhurst
Kent
TN17 2QU



Sitting Room * Dining Room * Kitchen
Ground Floor Bathroom

Principal Bedroom * Further Double Bedroom
Second Floor Bedroom

Garden * Outbuilding/Store * Off Road Parking



GRADE II LISTED COTTAGE IN NEED OF WORK

This attractive Grade II Listed property occupies an elevated position with countryside views on the rural outskirts of Goudhurst. In the same family since the 1940s, the cottage exhibits a number of character features including exposed beams, leaded light windows and fireplace and needs a little work.

The accommodation consists of a double aspect sitting room with exposed beams and fireplace, a dining room, again with exposed beams and a fireplace, a double aspect kitchen with door to porch, and completing the ground floor, a family bathroom.

On the first floor there is double aspect principal bedroom with feature beam and storage together with a further double bedroom. A staircase leads to the second floor where there is a further double aspect bedroom.

Outside there is a gated drive providing off-road parking, a path leads from the parking to the cottage across the garden which is predominantly to the front and side of the cottage.

Also included is a semi-detached outbuilding in needed of some attention and a brick-built garden 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.

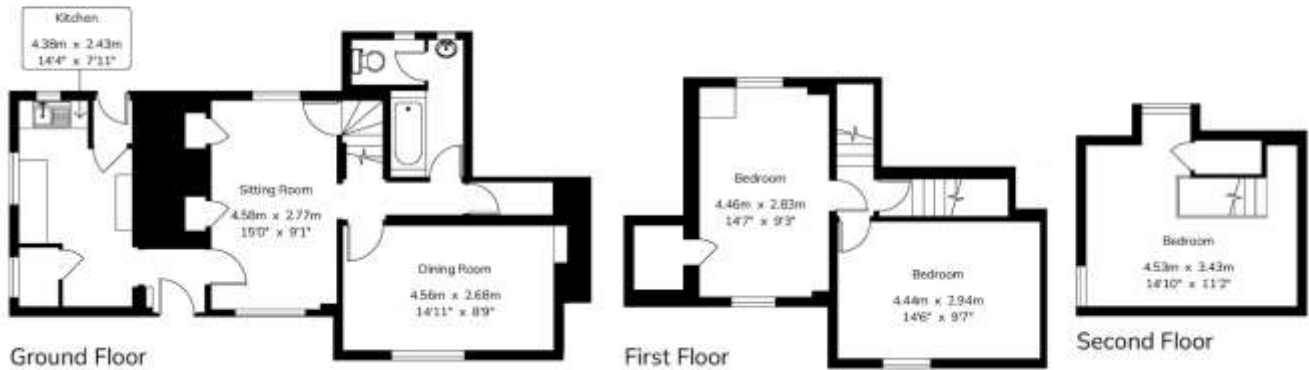


1 Little Pattenden Cottages



House - Gross Internal Area : 102.9 sq.m (1107.6 sq.ft.)

Outbuilding - Gross Internal Area : 10.6 sq.m (114.1 sq.ft.)



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SERVICES

Mains electricity and water. Electric storage heaters.

Tunbridge Wells Borough Council - Council Tax Band D

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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