



‘Our Focus Determines Your Reality’



Bedgebury Road
Goudhurst
Kent
TN17 2QU



Sitting/Dining Room * Kitchen
Ground Floor Bathroom

First Floor Landing * Principal Bedroom
Further Double Bedroom

Garden * Outbuilding * Off Road Parking



GRADE II LISTED COTTAGE FOR RESTORATION

Occupying an elevated position, with countryside views, on the rural outskirts of Goudhurst, this Grade II Listed cottage is in need of considerable restoration. With character features including exposed beams, leaded light windows and a fireplace with log burning stove, the cottage been in the same family since the 1940s.

The accommodation consists of a double aspect sitting/dining room with exposed beam and fireplace with log burning stove, a kitchen with door to the outside and a family bathroom on the ground floor.

On the first floor there is a good size landing, a principal bedroom and a further double bedroom.

Outside there is a gated drive providing allocated off-road parking, a path leads from the parking to the cottage across the garden to the cottage.

Also included is a semi-detached outbuilding in needed of some attention but which, with the necessary permissions, could possibly be integrated into the cottage to provide additional living space.



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.

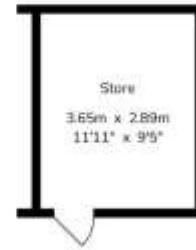


2 Little Pattenden Cottages

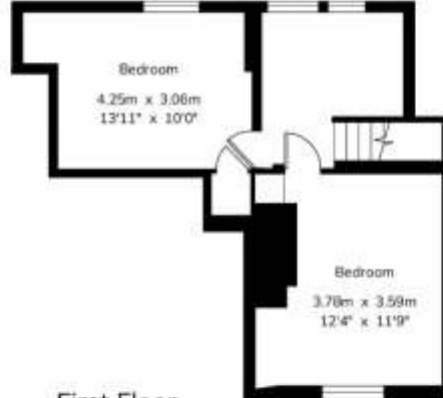


House - Gross Internal Area : **68.3 sq.m (735.2 sq.ft.)**

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



Ground Floor



First Floor



For Identification Purposes Only.
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SERVICES

Mains electricity and water. Electric storage heaters.

Tunbridge Wells Borough Council - Council Tax Band 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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