



'Our Focus Determines Your Reality'



North Road  
Goudhurst  
Kent  
TN17 1JJ



Entrance Hall/Study \* Sitting Room \* Kitchen  
Dining Room \* Shower Room

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Principal Bedroom, Ensuite W.C. and Dressing Room/Nursery  
Further Bedroom

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Enclosed Garden \* Summerhouse \* Studio/Home Office \* Garage  
Off Road Parking



## ATTRACTIVE CHARACTER COTTAGE

Believed to date from the 1760s, with later additions, this attractive character cottage is situated on the outskirts of the sought-after village of Goudhurst, from where it enjoys views across open countryside.

With period features including exposed beams, a brick fireplace and red tiled floor, the accommodation consists of an entrance hall/study, an 'L' shaped sitting room with fireplace and log burning stove, a kitchen with red tiled floor which continues through to the dining room with doors to the garden, and completing the ground floor there is a family shower room.

On the first floor there is a principal bedroom with doors to an ensuite w.c. and a dressing room/nursery, and a further bedroom.

To the side of the cottage there is a garage and ample off-road parking. Whilst within the enclosed well stocked garden to the rear, there is a detached Summerhouse with shower room and a further detached studio/home office.



## 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.

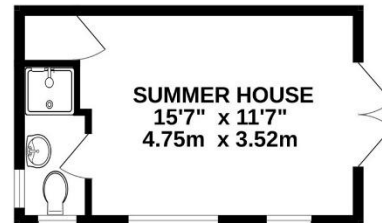
## SCHOOLS AND CONNECTIONS

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, St. Ronan's and Dulwich School as well as the Boys' and Girls' Grammar Schools in Tonbridge and Tunbridge Wells.

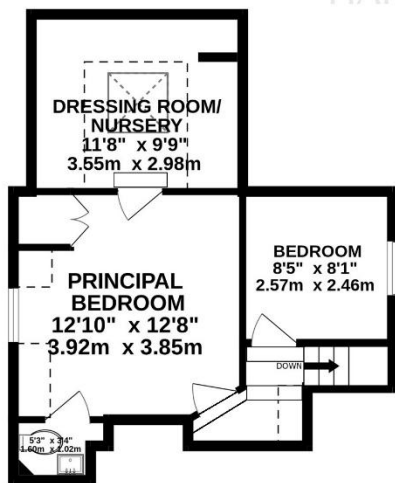
The Mainline stations at nearby Paddock Wood, Marden and Staplehurst offer regular trains into London. The A21 provides access to the M25 Motorway to the North and South.



GROUND FLOOR



1ST FLOOR



HARPERS AND HURLINGHAM

TOTAL APPROXIMATE INTERNAL FLOOR AREA (excluding Summerhouse) 1,003SQ.FT. (93.2SQ.M.)  
(no guarantee is given to the square footage of the property; the figure shown is for initial guidance)  
(not to scale, for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## SERVICES

Mains electricity and water. LPG for heating. Shared private drainage located in neighbours' garden. Fibre broadband is connected to the Summerhouse.

The cottage does have a flying freehold.

Tunbridge Wells Borough Council - Council Tax Band D

EPC Rating: F

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

