



## SUNNYSIDE




CHURCH ROAD, GOUDHURST, KENT





# AN ELEGANT AND BEAUTIFULLY PRESENTED VICTORIAN VILLA

Sunnyside is a most attractive semi-detached Victorian villa offering substantial accommodation as well as delightful gardens, a detached studio and off-road parking, set in a wonderful position opposite the church in the sought-after village of Goudhurst.

			<b>EPC</b>
4	2	6	E

Local Authority: Tunbridge Wells Borough Council  
Council Tax band: F  
Tenure: Freehold

Services: Mains water and electricity. Oil-fired heating. Mains drainage.

Cranbrook 4.5 miles. Marden station 5.3 miles (London Bridge from 47 minutes). Paddock Wood 7.5 miles (London Bridge from 44 minutes). Tunbridge Wells 10 miles.

Postcode: TN17 1BH    What3words: ///kitten.headboard.frocks





## ON THE GROUND FLOOR

Sunnyside has been extended, remodelled and refurbished by the current owners to create a fantastic family home. Internally, the reception space flows beautifully and includes a wonderful kitchen/breakfast/living room which forms the heart of the home. The bespoke modern kitchen has extensive fitted units with integrated appliances, a central island with breakfast bar and an open-plan living area with sliding doors opening out to the terrace and gardens creating the perfect space for entertaining. Off the kitchen, there is a rear hall with w.c., well-appointed utility room/second kitchen and an office with a door to the rear. To the front of the house, the elegant dining room has a fireplace and an impressive large square bay window with views towards the ancient church. There is also a charming sitting room with fitted bookshelves, a study and a boot room with an infra-red sauna and a door to the side. The ground floor rooms also have the benefit of underfloor heating throughout.











## ON THE FIRST FLOOR

A twisted staircase leads to the first floor landing which gives access to the fabulous and beautifully presented bedroom accommodation.

The spacious principal bedroom has French doors opening out to a Juliet balcony with lovely views over the delightful gardens and rolling Wealden countryside beyond. It also benefits from a beautifully appointed en suite bathroom and a dressing room with fitted wardrobes.

There are three further good sized bedrooms, all of which have fitted wardrobes, as well as a family bathroom.







## GARDENS AND OUTBUILDINGS

To the front of the house there is a gravelled driveway providing off-road parking. To the rear, the delightful lawned gardens are fenced and hedged on all sides providing privacy with mature trees, shrubs and plants as well as formal areas with boxed hedging and pathways.

To one side there is a paved terrace with a sitting area leading on to a covered dining area, ideal for al fresco dining and entertaining.

At one end of the terrace, there is a detached studio with power and light offering the opportunity to use in a variety of ways. There is also a useful garden shed and a pathway and gate providing pedestrian access to the front.







## UNRIVALLED POSITION IN A SOUGHT-AFTER VILLAGE

The property is situated in a prominent position, opposite the ancient church in the heart of the beautiful Wealden village of Goudhurst which is well known for its pretty centre with period buildings, duck pond, inns and restaurants. The regional centre of Royal Tunbridge Wells provides an extensive range of shopping, commercial, recreational and cultural facilities, as well as a mainline station. Train services to London are also available from nearby Marden and Paddock Wood. There is an excellent choice of schooling in the area, in both the state and private sectors, including Goudhurst Primary, Dulwich School in Cranbrook, St Ronan's in Hawkhurst, Benenden School, Kent College at Pembury, Tonbridge and Sevenoaks public schools. There are also grammar schools in Tunbridge Wells and Tonbridge and we understand the property lies within the Cranbrook School Catchment Area.







Approximate Gross Internal Area =  
House: 202.7 sq m / 2182 sq ft. Studio: 9.2 sq m / 99 sq ft.  
TOTAL: 211.9 sq m / 2281 sq ft.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





We would be delighted  
to tell you more.

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