



**FAIRLOP**  
BERESFORD ROAD, GOUDHURST, KENT, TN17 1DN



**Lambert  
& Foster**

CRANBROOK 4.5 MILES | MARDEN MLS 5.2 MILES | TUNBRIDGE WELLS 10 MILES | BEDGEBURY FOREST 4 MILES

## **FAIRLOP, BERESFORD ROAD, GOUDHURST, KENT, TN17 1DN**

Rarely available to the market is this spacious four double bedroom detached property that sits on a delightful corner plot, including two reception rooms, all complemented by side, rear and front gardens extending to approximately 0.14 of an acre including a gated driveway and single garage providing parking for several vehicles, all occupying a convenient and sought after village location.

Cranbrook School catchment area.

GUIDE PRICE £750,000

FREEHOLD



### **DIRECTIONS**

Using WHAT3WORDS; heckler.lawns.reunion



## DESCRIPTION

Fairlop is a four double bedroom detached family house presenting brick elevations beneath a pitched tiled roof.

Accommodation is set over two floors and comprises; entrance hall with feature picture window, triple aspect sitting room with log burning stove, dining room with original serving hatch, kitchen, utility and cloakroom.

To the first floor, all rooms lead off a spacious landing and include principal bedroom with rear garden views and built in wardrobe, a further three double bedrooms and family bathroom.





## GARDENS & GROUNDS

The gated driveway provides off road parking for several vehicles and leads to an attached single garage.

The wrap around garden is a particularly fine feature and compliments the accommodation well, mainly laid to lawn with well stocked borders, flowering shrubs and stunning wisteria. There are a number of patio and decked areas to enjoy with greenhouse and timber shed to remain. The whole plot measures approximately 0.14 of an acre.



## FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

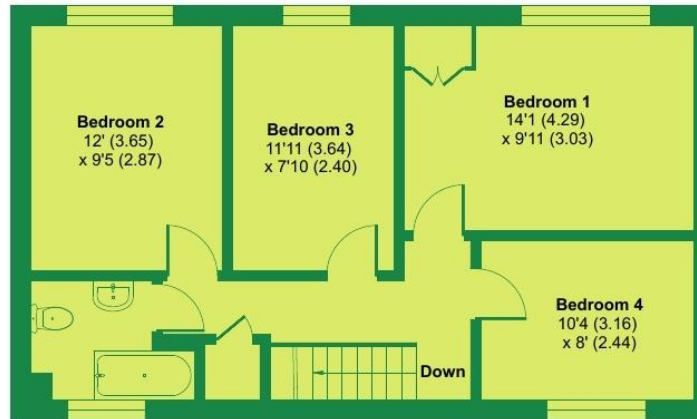
# Fairlop, Beresford Road, Goudhurst, Cranbrook, TN17 1DN

Approximate Area = 1226 sq ft / 113.8 sq m

Garage = 179 sq ft / 16.6 sq m

Total = 1405 sq ft / 130.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





**VIEWING:** By appointment only. **Cranbrook Office:** 01580 712888.

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

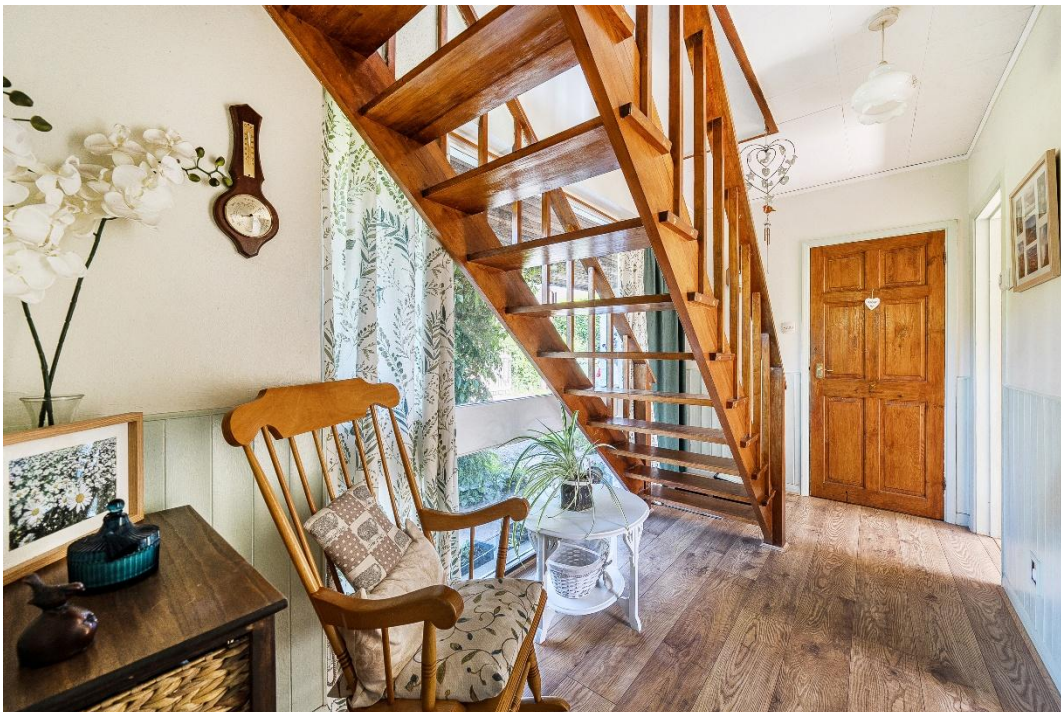
**Heating:** Oil fired central heating

**BROADBAND & MOBILE COVERAGE:**

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**LOCAL AUTHORITY:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**COUNCIL TAX:** Band F **EPC:** D (59)



**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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