



# Lambert & Foster



## 9 BERESFORD ROAD

GOUDHURST | KENT | TN17 1DN

*A character, recently extended and renovated, semi detached cottage, providing well proportioned accommodation, including a beautiful vaulted kitchen/breakfast room with bi fold doors, sitting room/dining room, two double bedrooms and first floor bathroom, complemented by a wonderful cottage style garden with ornamental pond, all occupying a sought after private road within walking distance to the village amenities. Cranbrook and Goudhurst School catchment area.*

Guide Price £425,000-£435,000

FREEHOLD





## 9 BERESFORD ROAD

GOUDHURST, KENT, TN17 1DN

9 Beresford Road is a recently extended and renovated semi detached cottage, presenting brick and weatherboarded elevations, set beneath a pitched tiled roof and dormer. The accommodation is arranged over three floors and is described as follows; open plan sitting and dining room with feature bay window and log burning stove, stylish kitchen/breakfast room with feature bi folding doors, under floor heating and vaulted ceiling with oak beams and large Velux windows. To the first floor, bedroom one with built in wardrobes and feature brick chimney breast. A full width family bathroom completes the first floor. To the second floor, bedroom two, which is also a good size double, benefits from delightful far reaching rear views.

Outside, a beautifully landscaped cottage garden, which compliments the accommodation well, is immediately laid with modern composite decking, perfect for entertaining family and friends. A winding pathway leads through to the rear of the garden, passing a beautiful selection of mature borders, central pergola and ornamental pond. A timber shed sits to the far rear of the garden.

The Cottage is located in the picturesque hilltop village of Goudhurst and within an Area of Outstanding Natural Beauty. Goudhurst benefits from a good range of local shops and several notable public houses and restaurants along with Risebridge Health and Sports Club. Further amenities can be found in nearby Cranbrook with comprehensive shopping and amenities on hand in Tunbridge Wells. Marden Station (5 miles) provides frequent commuter services to London Bridge, Charing Cross and Cannon Street with journey times from under an hour and connections to Ashford International Station which offers services to London St Pancras in 37 minutes. The M20 gives access to the ports and Channel Tunnel for services to the continent and the M25, via the A21 to Gatwick, Heathrow and Stansted Airports.



- Charming semi detached cottage
- Recently extended and renovated
- Two double bedrooms
- Open plan living including kitchen/breakfast, sitting and dining areas
- Feature bi fold doors and vaulted ceiling

- First floor full width family bathroom
- Cottage style rear garden
- Beautiful far reaching views
- Walking distance to village amenities
- Cranbrook/Goudhurst School catchments

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

**WHAT3WORDS:** yummy.exacts.structure

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Electric heaters

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

**COUNCIL TAX:** Band D **EPC:** TBC

**BROADBAND & MOBILE COVERAGE:**

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

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

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

Approximate Area = 917 sq ft / 85.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©rickecom 2026. Produced for Lambert and Foster Ltd. REF: 1470697

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