

# GOUDHURST

KENT



## Church Road, Goudhurst, Kent TN17 1BN

This delightful Grade II Listed village house is located in the heart of the sought after village of Goudhurst.

Outside there is a charming walled garden, the lawn is sculpted and bordered with flower beds and areas of stone terracing. Within the garden there is a summer house with a garden store attached and a boiler/laundry cupboard which is attached to the house. A gate leads from the garden to the garage.

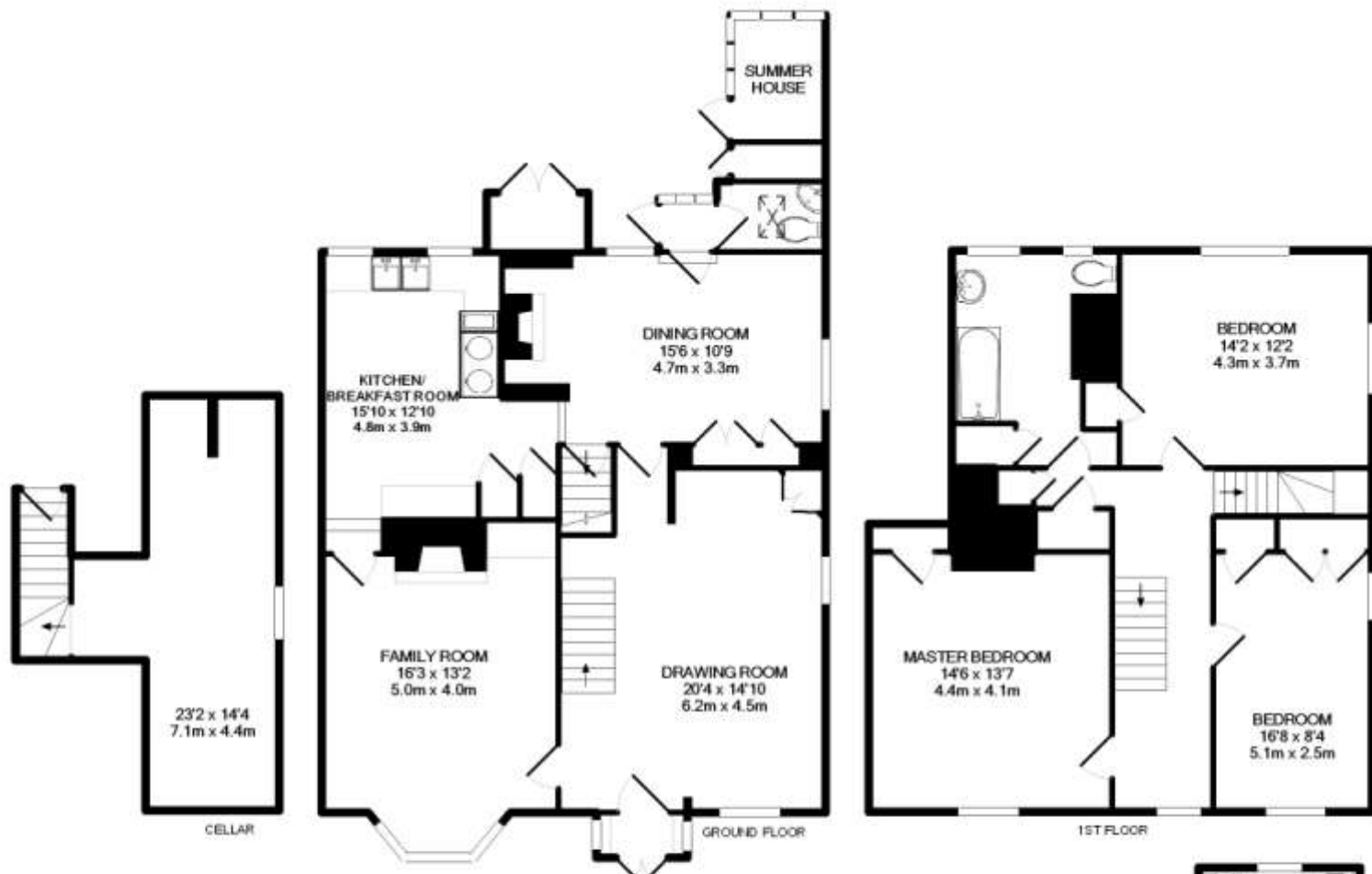
- Grade II Listed Village House
- Double Aspect Drawing Room
- Dining Room with Inglenook
- Family Room
- Kitchen/Breakfast Room
- Cloakroom and Cellar
- Master Bedroom, Two Bedrooms
- Attic Bedroom
- Family Bathroom
- Walled Garden
- Summer House and Garage
- Cranbrook School Catchment Area









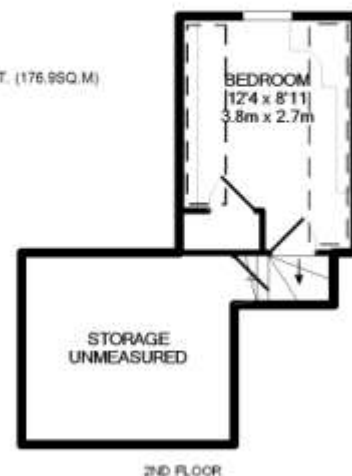


TOTAL APPROXIMATE USABLE INTERNAL FLOOR AREA (excluding Summer House and Garden Stores) 1904.SQ.FT. (176.9SQ.M)  
(not to scale - for layout purposes only)

(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 floor plan 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, water and drainage. Oil fired central heating. Electric Aga.

Flying freehold above the kitchen.

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band G

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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