



'Our Focus Determines Your Reality'



Station Road
Goudhurst
Kent
TN17 1EZ



Sitting Room * Dining Room * Kitchen/Breakfast Room
Utility Room * Cloakroom

Principal Bedroom * Two Further Bedrooms
Family Bathroom

Enclosed Garden * Garaging * Garden Store



CHARMING MID-TERRACE COTTAGE

Built at the turn of the 20th century and extended in the 21st, this attractive cottage offers flexible accommodation over three floors.

Full of period features the accommodation consists of a sitting room with log burning stove, a dining room with brick floor leading into the light filled kitchen/breakfast room with door to the garden. The principal bedroom is to be found on the first floor together with the family bathroom whilst a further two bedrooms are available on the second floor.

The cottage benefits from an attractive garden to the front and a good sized enclosed garden which is laid predominantly to lawn at the rear. There is an extensive outbuilding providing garaging together with a garden store, there is also off road parking.

The property is conveniently situated for access to the A21 and therefore the major road networks with rail access a short drive away.



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.

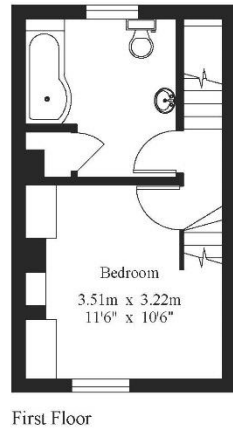
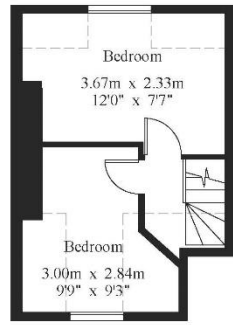
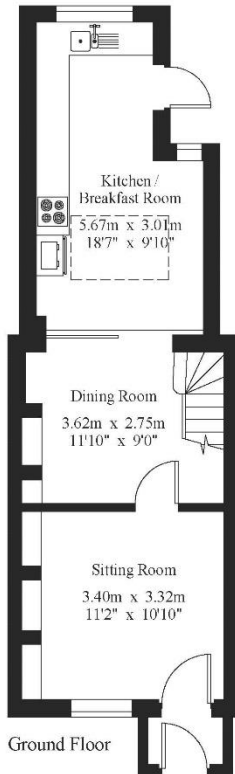
SCHOOLS AND CONNECTIONS

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, Marlborough House, St. Ronan's, High Weald Academy and Dulwich Prep 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.

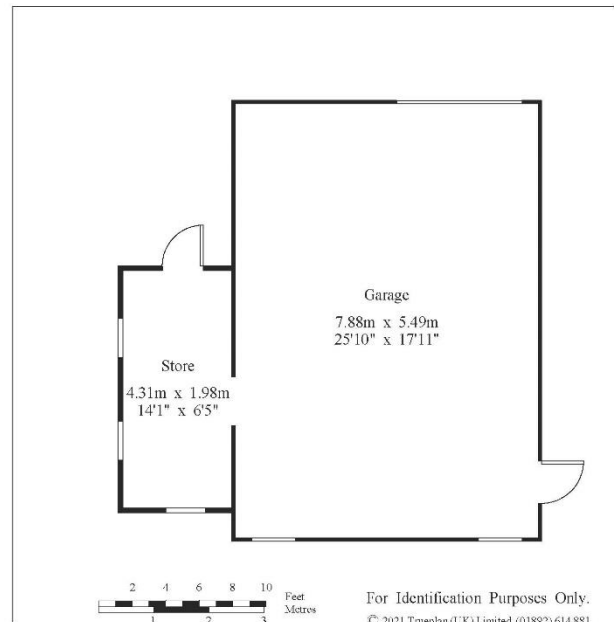


----- Restricted Height



Manna Cottage

House - Gross Internal Area : 82.8 sq.m (891 sq.ft.)
Garage Building - Gross Internal Area : 52.0 sq.m (559 sq.ft.)



SERVICES

Mains electricity and water. Oil fired Rayburn. Cess pit drainage.

Right of Way to off road parking at rear.

Tunbridge Wells Borough Council - Council Tax Band D

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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