



'Our Focus Determines Your Reality'



West Road  
Goudhurst  
Kent  
TN17 1AA



Entrance Hall \* Sitting Room \* Study \* Kitchen/Dining Room  
Utility Room \* Cloakroom

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Principal Bedroom with Ensuite  
Two Further Bedrooms \* Family Bathrooms

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Garden \* Garage \* Garden Store



## CHARMING DETACHED PERIOD VILLAGE COTTAGE

This charming period cottage offers comfortable family accommodation in the heart of the sought after village of Goudhurst and benefits from a garage and off road parking.

A well-proportioned entrance hall on the ground floor leads to a double aspect sitting room with doors to the garden, a study, a kitchen/dining room with door to a 'porch' which in turn has doors to the outside, a utility room and cloakroom.

On the first floor there is a principal bedroom with ensuite shower room, two further bedrooms, a family bathroom and a linen cupboard.

Outside an attractive garden is bordered by a brick wall and manicured hedge with well-stocked mature flower and shrub beds. A brick driveway provides off road parking and leads to the attached garage and garden store.



## GOUDHURST

Goudhurst is popular for many reasons, one of which is its location within the Cranbrook School Catchment Area.

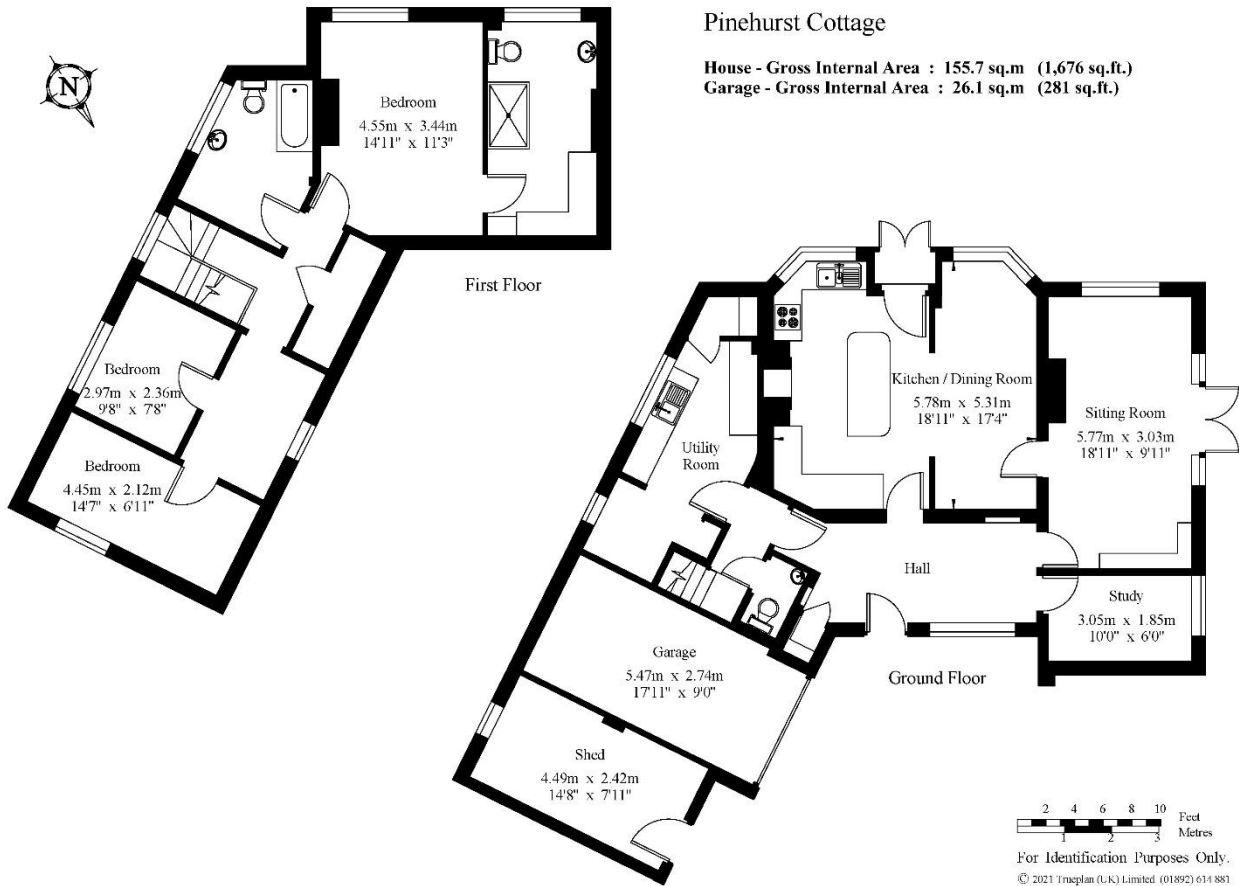
The village offers a wide variety of shops including a bakers, a pharmacy, a newsagents incorporating a Post Office, two hairdressers, a doctors' surgery, a veterinary surgery and local pubs offering good food.

## 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 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.





## SERVICES

Mains electricity, water and drainage. Oil fired central heating.

EPC Rating: E – full details are available on request.

Shared private road resurfaced 2018, no service charge or maintenance company.

Tunbridge Wells Borough Council - Council Tax Band F

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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