



'Our Focus Determines Your Reality'



Back Lane
Goudhurst
Kent
TN17 1AN



Entrance Hall * Sitting Room * Kitchen/Dining Room
Two Double Ground Floor Bedrooms * Family Shower Room

Principal Bedroom * Family Bath/Shower Room * Study Area

Well-Stocked Courtyard Garden * Double Garage * Off Road Parking



WELL-PROPORTIONED DETACHED HOME

This well-proportioned detached home sits in enclosed courtyard gardens that wrap around the property, within the sought after village of Goudhurst.

The generous accommodation consists of an entrance hall, triple aspect sitting room with log burning stove and kitchen/dining room with door to the garden on the ground floor. Also on the ground floor there are two double bedrooms and a family shower room.

On the first floor there is a principal bedroom, family bath/shower room and a landing providing a study area.

The attractive enclosed courtyard gardens wrap around the property and are paved with mature hedging and well-stocked flower and shrub beds. There is a double garage and off road parking. The property is within walking distance of all the village amenities.



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

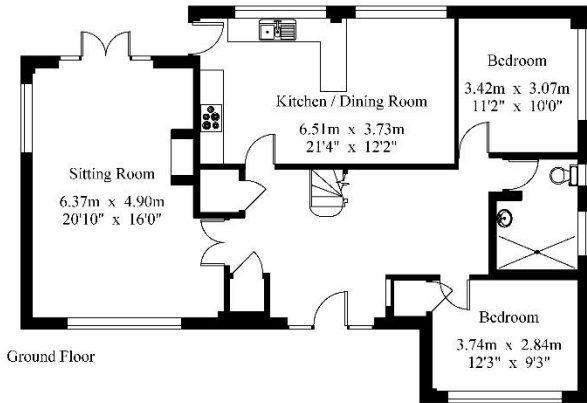
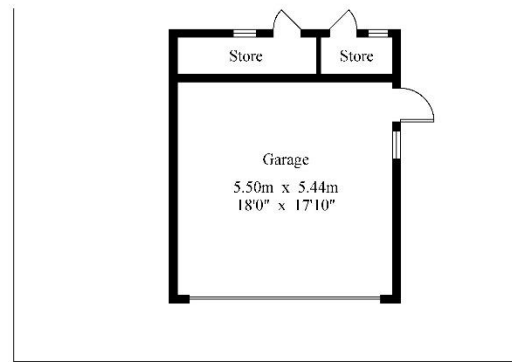
The local primary school enjoys an excellent reputation having recently achieved an outstanding Ofsted report and in addition to this and Cranbrook School there are other excellent schools, notably Bethany, Benenden School, Marlborough House, St. Ronan's, High Weald Academy and Dulwich Prep School as 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.

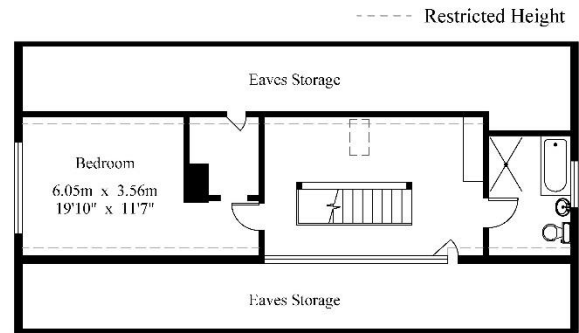


Roof Tops

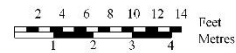
Gross Internal Area : 194 sq.m (2088 sq.ft.)
(Including Garage)



Ground Floor



First Floor



For Identification Purposes Only.
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SERVICES

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

EPC Rating: D – full details available on request.

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.

Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com