



'Our Focus Determines Your Reality'



North Road
Goudhurst
Kent
TN17 1AR



Open-plan Kitchen/Sitting/Dining Room * Pantry
Study * Utility Room * Cloakroom

Principal Bedroom with Ensuite * Three Further Double Bedrooms
Family Bath/Shower Room

Enclosed Partially Walled Garden * Elevated Terrace * Garden Store
Driveway Parking



ATTRACTIVE DOUBLE FRONTED VILLAGE HOME

Believed to date from the 1830s, this attractive double fronted property has recently undergone a complete renovation which encompassed a double height extension. The well-proportioned rooms provide a comfortable family home in the centre of the sought after village of Goudhurst.

The accommodation consists of an open-plan kitchen/sitting/dining room with floor to ceiling windows, and doors opening onto the terrace, a pantry, utility room and cloakroom, study and garden store accessed from the utility room, on the ground floor.

On the first floor there is a principal bedroom with vaulted ceiling and ensuite shower room, three further double bedrooms, one with a vaulted ceiling, and a family bathroom.

A white picket fence borders a delightful garden to the front with a path leading to the front door. A brick drive leads to the garage which has been converted into the garden store and utility room. The enclosed partially walled garden to the rear is approached from the house via an elevated terrace with steps leading to a sculpted lawn. Flower and shrub beds border the lawn with a further terrace at the end of the garden, sheltered by the garden wall.



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 Village Shop, Post Office and Newsagent. A Bakers and Pharmacy, two Hairdressers, Doctors Surgery, Veterinary Surgery, and local pubs offering good food.

SCHOOLS AND CONNECTIONS

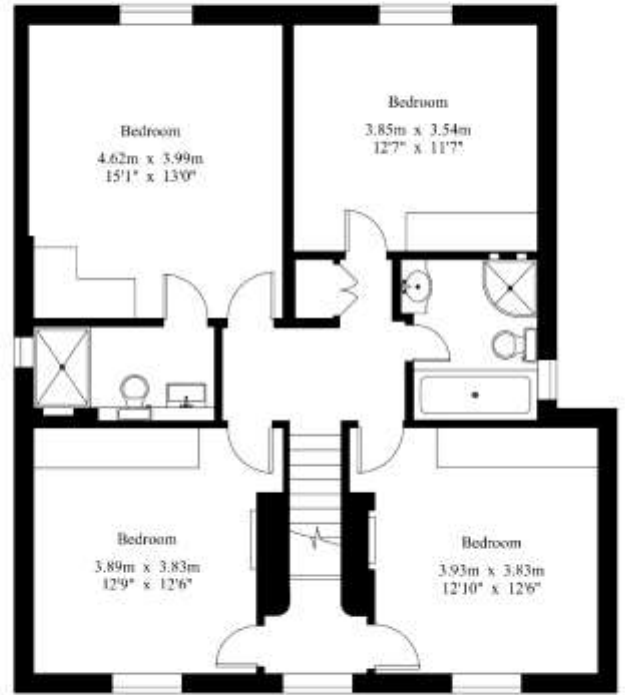
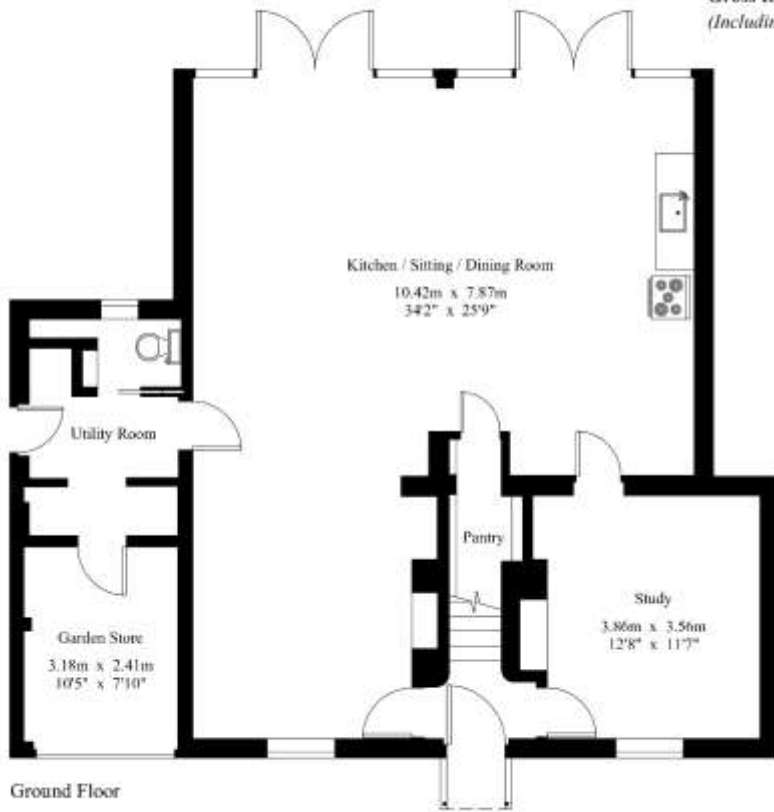
The local primary school enjoys an excellent reputation having recently achieved an outstanding Ofsted report and in addition to this and Cranbrook School there are other excellent schools, notably Bethany, Benenden School, Marlborough House, St. Ronan's, and Dulwich Prep School as well as the Boys'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



Rose Villa

Gross Internal Area : 188.0 sq.m (2023 sq.ft.)
(Including Garage)



SERVICES

Mains electricity, water and drainage. Air Source Heat Pump - heating, underfloor heating to ground floor, also has cooling feature.

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: C

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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