



'Our Focus Determines Your Reality'



Beresford Road
Goudhurst
Kent
TN17 1DN



Lobby Area * Sitting Room * Kitchen/Dining Room
Bathroom

Principal Bedroom * Further Double Bedroom

Delightful Enclosed Garden



CHARMING ATTACHED PERIOD COTTAGE

This delightful cottage is located on a sought after private road on the edge of the village of Goudhurst.

The well-proportioned accommodation consists of a porch opening into a lobby area, a sitting room with exposed brick open fireplace, a kitchen/breakfast room, a rear hall and a family bathroom on the ground floor.

On the first floor there is a principal bedroom with fire place and built-in storage and a second double bedroom also with built-in storage. There is also an attic which is boarded and provides excellent storage.

The well-proportioned cottage sits in a charming, surprisingly spacious, enclosed garden with an area of lawn, a paved terrace, feature brick raised flower beds and an elevated brick terrace with a summer house and a garden store.

Ideally situated for the catchment areas of both Cranbrook School and the well regarded Goudhurst primary, the cottage is also within walking distance of 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.

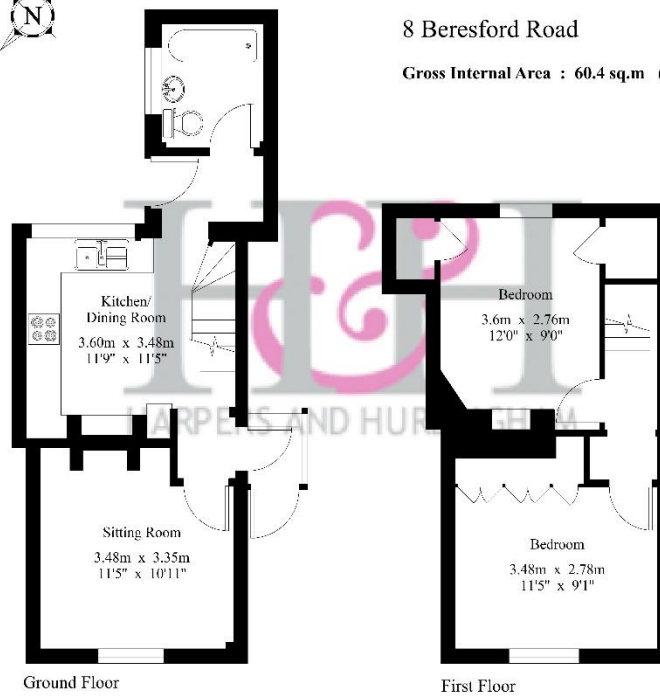
The Mainline stations at nearby Paddock Wood, Marden and Staplehurst offer regular trains into London. The A21 provides access to the M25 Motorway to the North and South.





8 Beresford Road

Gross Internal Area : 60.4 sq.m (650 sq.ft.)



Ground Floor

First Floor

For Identification Purposes Only.
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SERVICES

Mains electricity, water and drainage. LPG fired central heating - bottles to side of house.

Pedestrian access to rear for neighbour (No. 9) seldom used

EPC Rating: G - full details available on request.

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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