



'Our Focus Determines Your Reality'



North Road
Goudhurst
Kent
TN17 1AQ



Entrance Hall * Kitchen/Dining Room * Cloakroom

Sitting Room * Principal Bedroom with Juliet Balcony
Bath and Shower Room

Courtyard Garden * Allocated Off Road Parking



ATTRACTIVE MEWS STYLE PROPERTY

This attractive mews style property with views from the first floor over the Goudhurst rooftops to the countryside beyond, is one of four that sit within a desirable, heart of the village, development in the sought after village of Goudhurst, a feature of which is the village duck pond.

The accommodation consists of an entrance hall leading to a kitchen/dining room with doors to the courtyard garden and a cloakroom on the ground floor. The first floor offers a versatile layout with the current configuration offering a sitting room, principal bedroom with Juliet balcony and a bath and shower room. The sitting room and the bedroom could be swapped if desired.

Outside there is a courtyard garden which is laid with artificial grass and also boasts a garden store.

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.

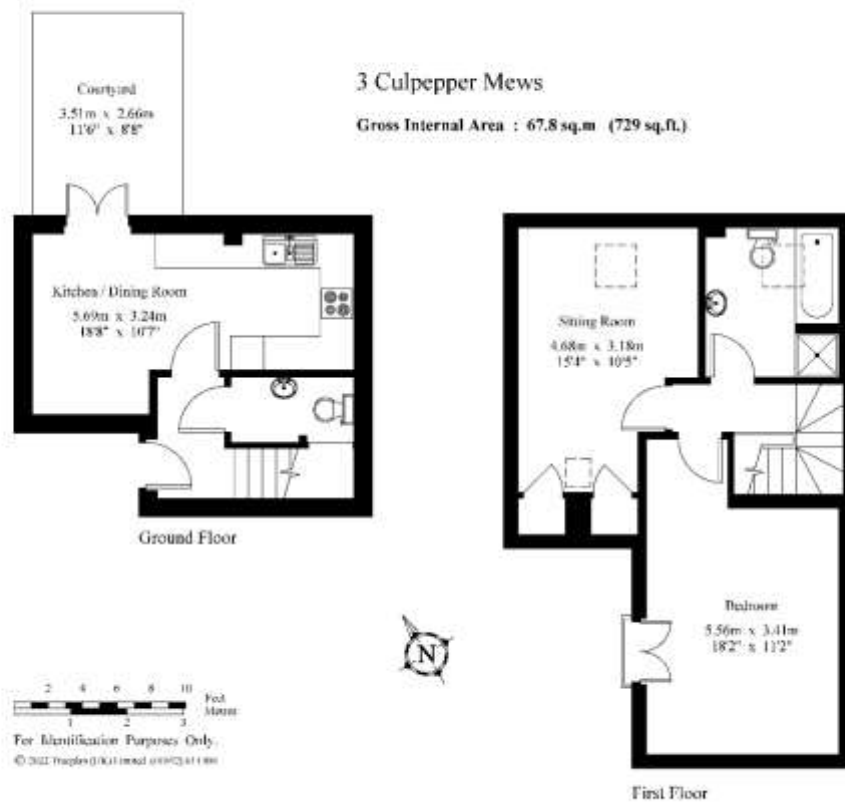
The village offers a wide variety of shops including a bakers, a pharmacy, a newsagents incorporating a Post Office, two hairdressers, a doctors' surgery, a veterinary surgery and local pubs offering good food.

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.





SERVICES

Mains electricity, water and drainage. Electric boiler with traditional radiators.

EPC Rating: D – full details available on request

Tunbridge Wells Borough Council - Council Tax Band C

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



3 CULPEPPER MEWS, TN17 1AQ

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