



'Our Focus Determines Your Reality'



Tattlebury Corner
Goudhurst
Kent
TN17 1BS



Sitting Room * Dining Room/Study
Kitchen * Shower Room

Principal Bedroom with Ensuite
Two Further Bedrooms

Courtyard Garden * Off Road Parking



CHARMING GRADE II LISTED PROPERTY

Occupying a prominent position in the popular village of Goudhurst, this charming Grade II Listed property is believed to date from the 16th Century with Victorian additions and . Full of character, this unique property boasts numerous period features throughout and is in need of some updating.

The accommodation consists of a sitting room with inglenook fireplace and log burning stove, dining room/study with fireplace, kitchen with door to the courtyard garden and a ground floor shower room.

On the first floor there is a principal bedroom with ensuite bathroom. There is a double bedroom on the first floor accessed by a second staircase. A staircase leads to the second floor attic/bedroom.

There is an area of garden to the front, a courtyard garden to the rear and off road parking.

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.

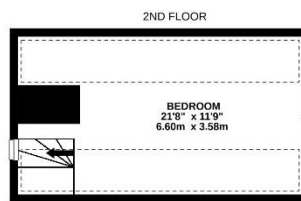
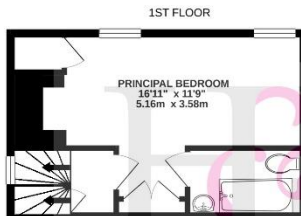
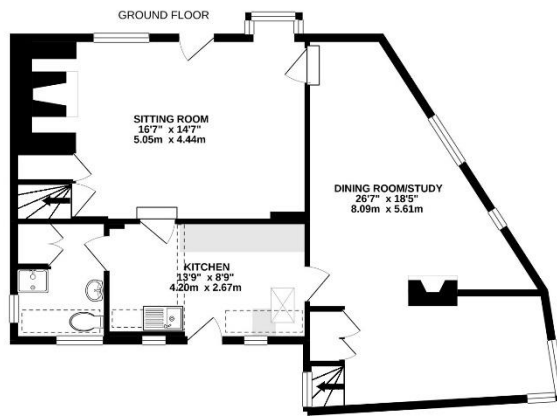
The village offers a wide variety of shops including a bakers, a pharmacy, a newsagents incorporating a Post Office, two hairdressers, a doctors' surgery, a veterinary surgery and local pubs offering good food.

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.





TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1,298.1SQ.FT. (120.6SQ.M.)

(not to scale - for layout purposes only)
(no guarantee is given to the square footage of the property, the figure shown is for initial guidance only)
(please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

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

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band E

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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