



'Our Focus Determines Your Reality'



Beresford Road  
Goudhurst  
Kent  
TN17 1DN



Entrance Hall \* Sitting Room \* Dining Room  
Kitchen/Breakfast Room \* Cloakroom

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Principal Bedroom, Ensuite \* Three Further Double Bedrooms  
Family Bath and Shower Room

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Enclosed Garden \* Studio \* Double Garage \* Off Road Parking



## STRIKING DOUBLE FRONTED VICTORIAN HOME

Located on a private road on the outskirts of Goudhurst, this striking Victorian family home is believed to date from the 1860s, with later additions. Presented in immaculate order throughout the property provides well-proportioned rooms with period features including sash windows, fireplaces and exposed floorboards.

The accommodation consists of an entrance hall, triple aspect sitting room with bay window, fireplace with log burning stove and a door to the garden, a formal dining room with bay window and decorative fireplace, a light-filled double aspect kitchen/breakfast room with door to the garden and a cloakroom on the ground floor.

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

Outside the garden to the front is laid to lawn bordered with flower and shrub bed. A gate in the brick wall opens onto a path leading to the front door. The driveway adjoins the garden and provides additional off-road parking to the double garage. To the rear there is an enclosed, well-established manicured garden with brick laid terrace, a Summerhouse and a detached studio.



## 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, St. Ronan's and Dulwich School as well as the Boys' and Girls' Grammar Schools in Tonbridge and Tunbridge Wells.

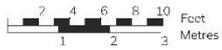
The Mainline stations at nearby Paddock Wood, Marden and Staplehurst offer regular trains into London. The A21 provides access to the M25 Motorway to the North and South.



# Delaware

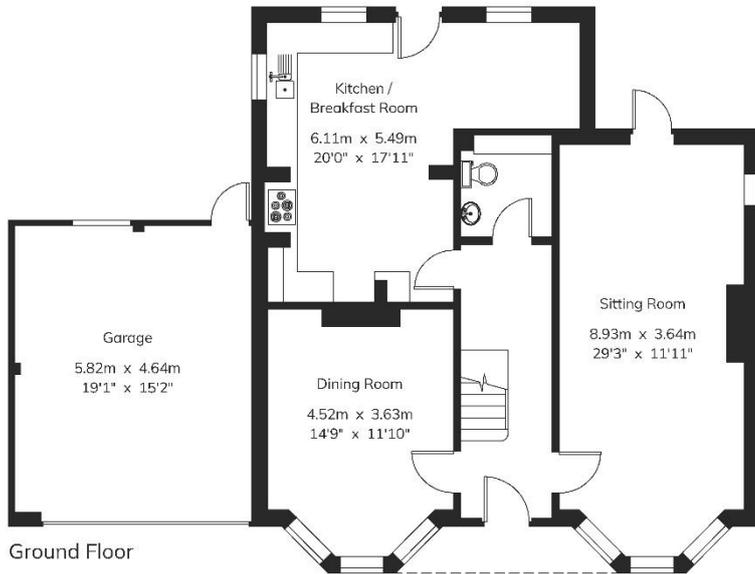
House - Gross Internal Area : 201.5 sq.m (2,168 sq.ft.)

Studio - Gross Internal Area : 10.4 sq.m (111 sq.ft.)

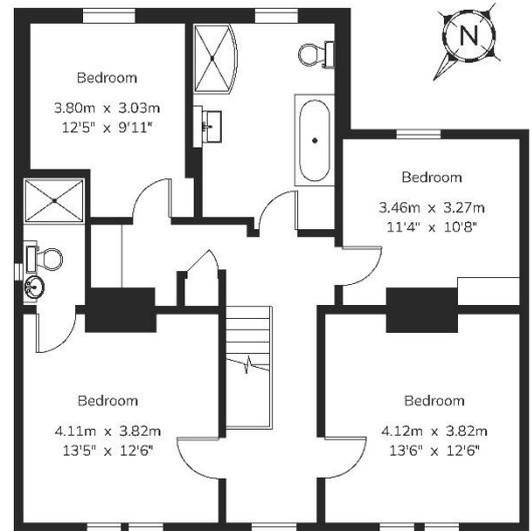


For Identification Purposes Only.

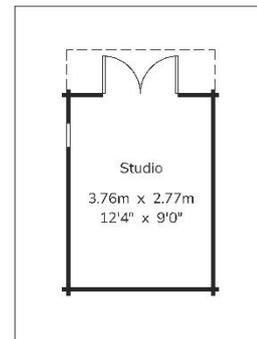
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Ground Floor



First Floor



## SERVICES

Mains electricity, water and drainage. Oil fired central heating. Fibre broadband connected.

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: D – full details available on request

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

