



# 125

— YEARS OF —

**Lambert  
& Foster**



**STATION VILLA**  
STATION ROAD, GOUDHUST, KENT, TN17 1HA



**Lambert  
& Foster**

GOUDHURST HIGH STREET 1 MILE | MARDEN 6 MILES | TUNBRIDGE WELLS 9 MILES

## **STATION VILLA, STATION ROAD, GOUDHURST, KENT TN17 1HA**

A delightful four-bedroom semi-detached Victorian cottage, thoughtfully extended to create superb dining and entertaining space. This charming family home offers off-road parking, gardens, and a versatile timber outbuilding (formerly a double car port). Enjoy easy access to picturesque countryside footpaths, perfect for outdoor enthusiasts. The property also benefits from approved planning permission for a garden room to the rear (Ref: TW19/00995/FULL) and falls within the sought-after Cranbrook School catchment area.

GUIDE PRICE £650,000

FREEHOLD



### **DIRECTIONS**

Using WHAT3WORDS; zapped,hanging,sailor



## DESCRIPTION

Station Villa is a character Victorian cottage, which has benefited from a sympathetic, two storey extension. This fine four-bedroom family home presents brick elevations, set with a mixture of multi paned single glazed casement and UPVC double glazed windows, beneath a pitched and hipped tiled roof with flat roof to the extension.

The period accommodation is arranged over three floors with features including the sitting room with open fireplace, exposed wooden floors, aspect to front extending out across the road to fields. A particular feature is the kitchen/dining room with island and breakfast bar, space and housing for range style cooker and American style fridge/freezer, twin bowl ceramic sink with mixer tap over, quartz work surfaces, engineered wooden parquet flooring, a triple aspect incorporating double doors opening out to the garden. Open plan snug with fireplace (currently sealed) with useful storage cupboards. Leading on to a rear boot/dog room and utility room with space and plumbing for washing machine, tiled floor and door to outside. A useful cloakroom is fitted with traditional high-level WC and twin bowl ceramic wash hand basin.

Arranged over the first and second floors are four bedrooms including a triple aspect main bedroom enjoying distant views out across to fields and with an en-suite shower room with walk-in shower, close coupled wc and wash hand basin. The family bathroom is fitted with a traditional suite including separate electric shower, freestanding rolltop bath with mixer tap and shower attachment, vanity unit with marble top, mixer tap and inset wash hand basin. Bedrooms two and three have feature cast iron fireplaces.

Bedroom four on the second floor has exposed floorboards, enjoys a double aspect including Velux roof line windows with fine views out across rooftops and fields beyond.





## GARDENS & GROUNDS

Outside, a drive with five bar gate opens onto gravel parking and to a detached timber outbuilding (former double car port) with useful lean to providing covered storage. The garden comprises lawn and extensive paved sun terrace with a brick-built barbecue.

- Four bedrooms
- Main bedroom with en-suite shower room
- Impressive kitchen/dining/family room
- Sitting room with open fireplace
- Rear boot/dog room, utility room and cloakroom with wc
- Off road parking
- Useful timber outbuilding



## FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

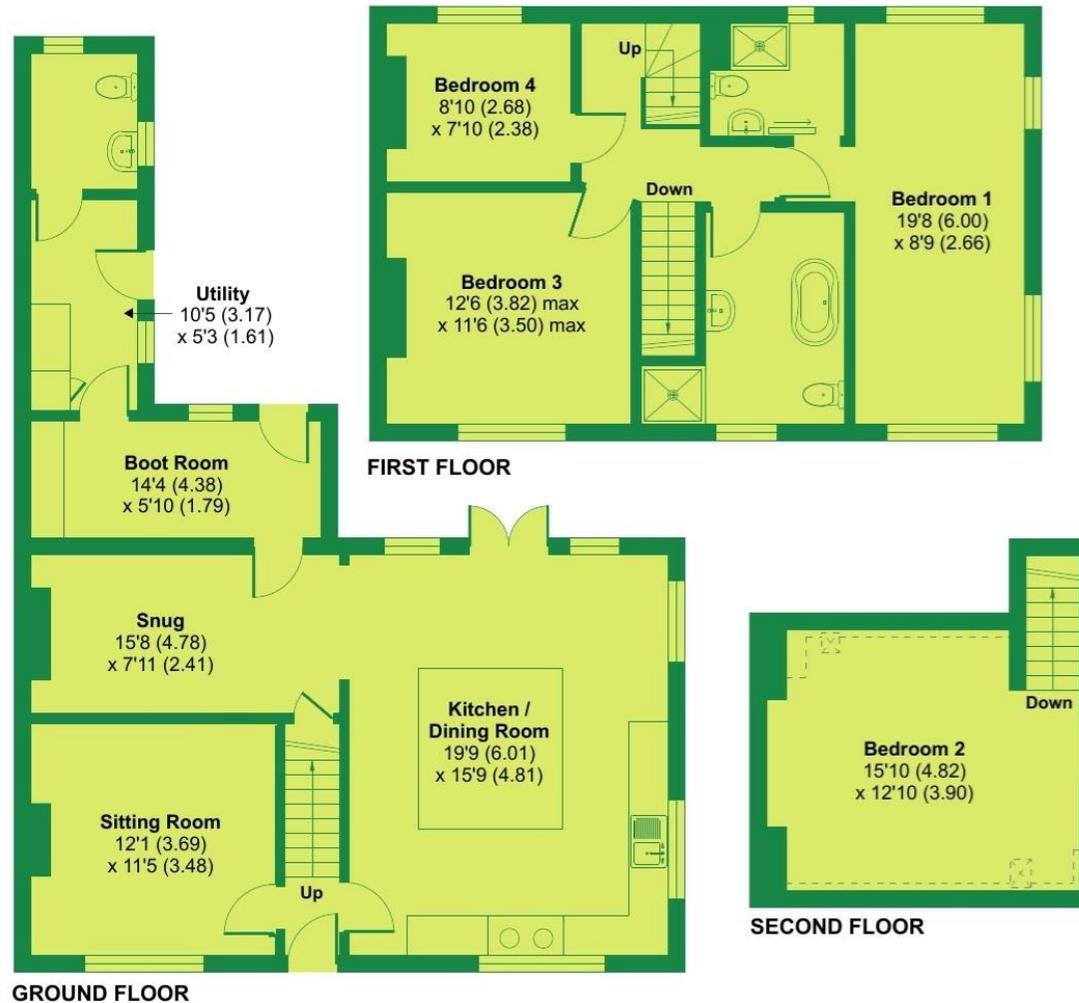
# Station Villa, Station Road, Goudhurst, Cranbrook, TN17 1HA

Approximate Area = 1627 sq ft / 151.1 sq m

Limited Use Area(s) = 15 sq ft / 1.3 sq m

Total = 1642 sq ft / 152.4 sq m

For identification only - Not to scale





**VIEWING:** By appointment only. **Cranbrook Office:** 01580 712888

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Shared private treatment plant

**Heating:** Oil fired central heating

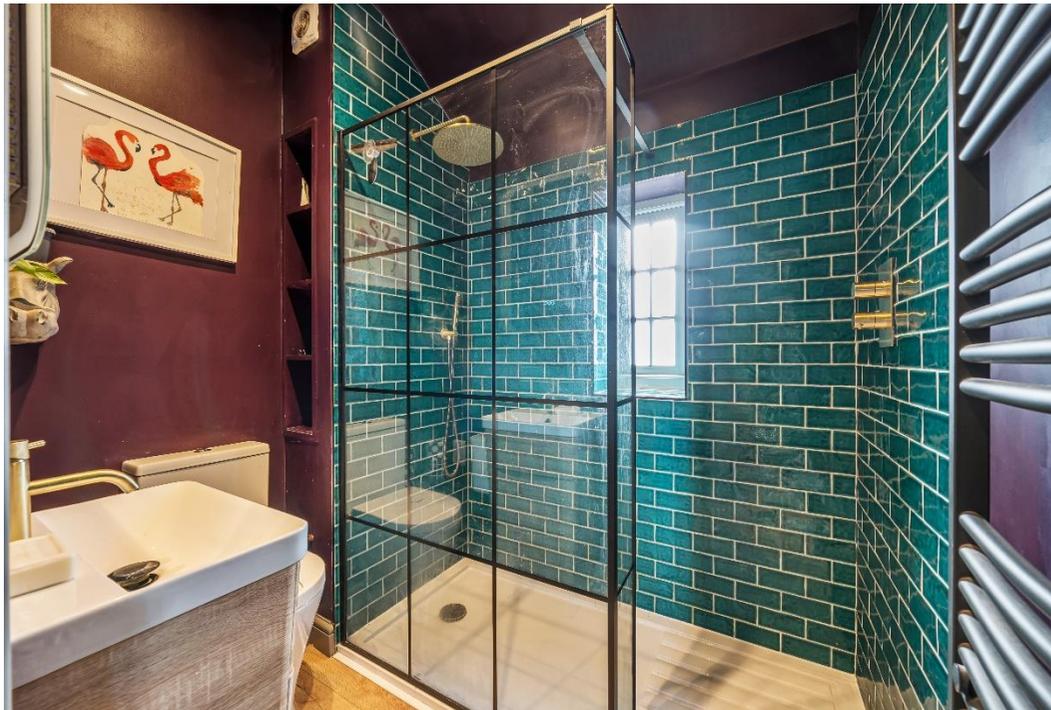
**BROADBAND & MOBILE COVERAGE:** Standard and Ultrafast fibre available (Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**LOCAL AUTHORITY:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**COUNCIL TAX:** Band D **EPC:** E (47)

**The Estate Agents Act 1979:**

The seller of this property is an employee of Lambert & Foster.



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