

Pharmacy Cottage, High Street, Goudhurst, Cranbrook, TN17

Approximate Area = 1860 sq ft / 172.7 sq m
 Limited Use Area(s) = 58 sq ft / 5.3 sq m
 Total = 1918 sq ft / 178 sq m
 For identification only - Not to scale

PHARMACY COTTAGE

HIGH STREET

GOUDHURST

TN17 1AG

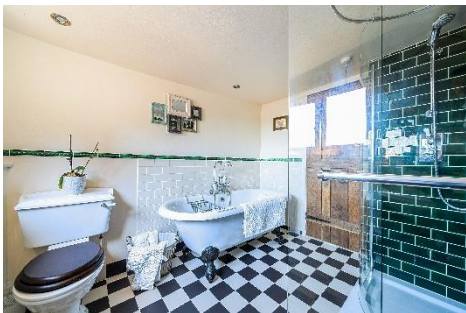
GUIDE PRICE £550,000 - £600,000

FREEHOLD

EPC REPORT: E



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © nichcom 2020. Produced for Simon Miller & Company. REF: 1464756



VIEWING ARRANGEMENTS BY PRIOR TELEPHONE APPOINTMENT WITH THE OWNER'S AGENTS

Agents note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit for purpose or are in working order. Interested parties are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.





Occupying a prominent position along the picturesque High Street in the heart of Goudhurst, this enchanting Grade II Listed terraced residence offers beautifully presented accommodation arranged over three floors, effortlessly combining timeless period charm with the comforts of modern living. Set within one of the Weald's most desirable villages and falling within the highly regarded Cranbrook School catchment area, the property enjoys an idyllic setting surrounded by glorious countryside.

Property Features

- Charming Grade II Listed terraced home set within a desirable village location
- Beautifully landscaped rear garden arranged over split levels with paved seating areas, lawn, and part-walled boundaries
- Three well-proportioned bedrooms, including a principal suite with private shower room
- Characterful sitting room featuring an open fireplace and far-reaching countryside outlooks
- Stylish fitted kitchen with dining space and double doors opening directly onto the garden



Rich in character and beautifully maintained throughout, the home showcases an abundance of original features including exposed timbers, traditional studwork, leaded light windows, and authentic latch cottage doors, all contributing to its warm and inviting atmosphere. The elegant sitting room is a particularly charming space, centred around an open fireplace and enjoying far-reaching elevated views across the surrounding countryside, creating the perfect setting for both relaxed evenings and entertaining. The stylish fitted kitchen/dining room has been thoughtfully designed to complement the property's heritage while catering to contemporary family living. Offering ample dining space and an abundance of natural light, double doors open directly onto the beautifully landscaped rear garden, creating a seamless connection between indoor and outdoor living. Arranged over the upper floors are three well-proportioned bedrooms, including an attractive principal bedroom benefiting from a private en suite shower room. Each room enjoys its own individual character and appealing outlook, enhanced by the property's wealth of retained period detail.

MATERIAL INFORMATION, Freehold, Council Tax Band: E, EPC Report: E

Broadband: Full Fibre

