



# Lambert & Foster



## 1 MOREBREDDIS COTTAGES

CHEQUERS ROAD | GOUDHURST | KENT | TN17 1DG

*A deceptively spacious 1430 sq ft Grade II Listed end of terrace cottage believed to date back to the 18<sup>th</sup> century, occupying a semi-rural position on the edge of the sought after village of Goudhurst with fine views out across the Wealden countryside. This beautiful cottage benefits from an En Bloc garage and additional basement/studio room. Cranbrook School catchment area.  
No onward chain.*

Guide Price £439,000

FREEHOLD



## 1 MOREBREDDIS COTTAGES

CHEQUERS ROAD, GOUDHURST, KENT, TN17 1DG

1 Morebreddis Cottages is a pretty Grade II listed end of terrace cottage, presenting mixed render, weatherboarding and tile hung elevations, set beneath a pitched tiled roof. The character accommodation is arranged over three floors and is briefly describes as follows; entrance hall, triple aspect sitting/dining room with feature fireplace and kitchen/breakfast room with rear garden access. To the first floor, a family bathroom and two double bedrooms both with a double aspect enjoying the fine countryside views. To the second floor, a further double bedroom (accessed via the main bedroom) and cloakroom w.c. There is a bonus basement/studio room, accessed externally to the house which would make a fantastic home office/children's snug.

Outside, a gate and brick pathway lead up to the front door with established gardens to either side including seating areas. Immediately to the rear of the cottage is a paved seating area and pathway leading round to a single garage en bloc. The raised decked area is a lovely addition, making good use of the fabulous views.

The Cottage is located in the picturesque hilltop village of Goudhurst and within an Area of Outstanding Natural Beauty. Goudhurst benefits from a good range of local shops and several notable public houses and restaurants along with Risebridge Health and Sports Club. Further amenities can be found in nearby Cranbrook with comprehensive shopping and amenities on hand in Tunbridge Wells. Marden Station (5 miles) provides frequent commuter services to London Bridge, Charing Cross and Cannon Street with journey times from under an hour and connections to Ashford International Station which offers services to London St Pancras in 37 minutes. The M20 gives access to the ports and Channel Tunnel for services to the continent and the M25, via the A21 to Gatwick, Heathrow and Stansted Airports.



- Grade II Listed end of terrace cottage
- 1430 sq ft
- Three bedrooms
- Triple aspect sitting/dining room
- Kitchen/breakfast room

- Basement/studio
- Established gardens
- Fine countryside views
- Garage En Bloc
- Cranbrook School catchment area

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

**WHAT3WORDS:** plod.encloses.frail

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Oil fired central heating

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

**COUNCIL TAX:** Band E **EPC:** N/A

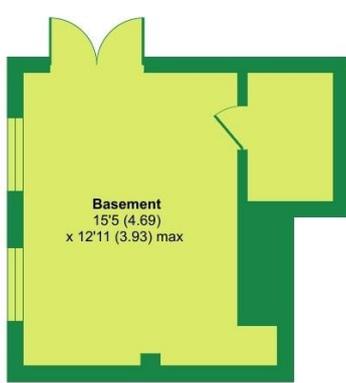
**BROADBAND & MOBILE COVERAGE:**

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

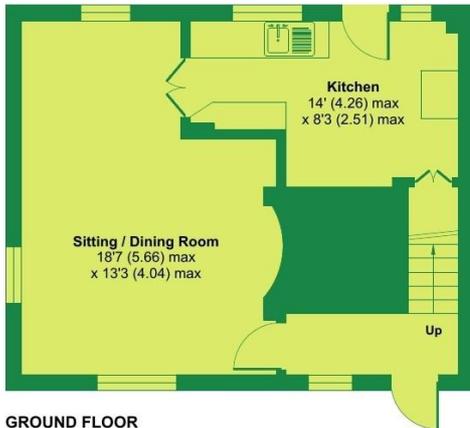
For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

# 1 Morebreddis Cottages, Chequers Road, Goudhurst, Cranbrook, TN17 1DG

Approximate Area = 1430 sq ft / 132.8 sq m  
 Garage = 142 sq ft / 13.1 sq m  
 Total = 1572 sq ft / 145.9 sq m  
 For identification only - Not to scale



BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Lambert and Foster Ltd. REF: 1218942

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