

GOUDHURST, KENT



LIDWELLS LANE, GOUDHURST, KENT TN17 1EJ

Striking Victorian Cottage with Views

Entrance Hall * Drawing Room * Study * Kitchen/Breakfast/Family Room
Utility Room * Cloakroom

Four Bedrooms * Family Bathroom * Shower Room

Attic Bedroom * Storage

Enclosed Garden and Terrace * Off Road Parking

Cranbrook School Catchment Area

This striking Victorian cottage, believed to date from the turn of the 20th century with later additions, enjoys stunning far reaching countryside views from its position on a tranquil country lane on the outskirts of the sought after village of Goudhurst.

Presented in immaculate condition throughout, the accommodation consists of a triple aspect drawing room with fireplace, a study, utility room, cloakroom and recently completed kitchen/breakfast/family room with doors to the garden.

On the first floor there is a master bedroom, three further bedrooms, a family bathroom and a shower room.

Stairs lead to the attic bedroom where there is also boarded attic storage.

Outside there is off road parking. A gate leads onto a path which wraps around to the terrace to the rear. The garden is laid predominantly to lawn steps leading from the terrace.

The cottage also benefits from being located within the much sought after Cranbrook School Catchment Area.

Harpers and Hurlingham

The Corner House
Stone Street
Cranbrook
Kent
TN17 3HE

Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com



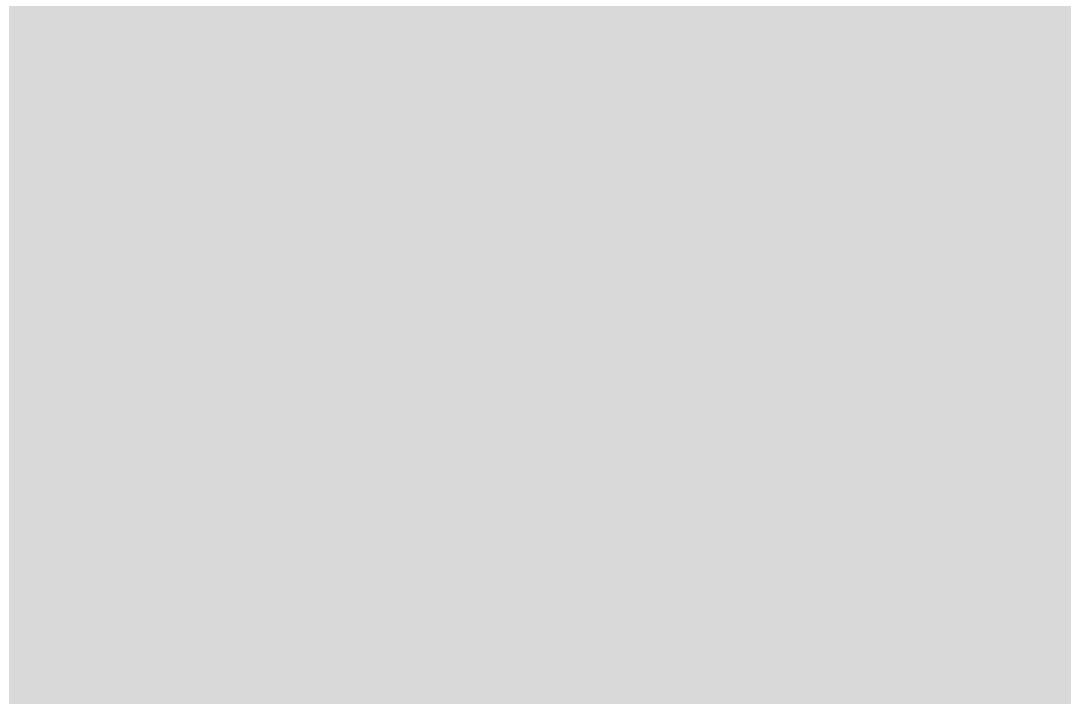


The village of Goudhurst is popular for many reasons, one of which is its location within the Cranbrook School Catchment Area.

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.

The local Primary School enjoys an excellent reputation having recently achieved an outstanding Ofsted report and in addition to this and the Cranbrook School there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, 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.

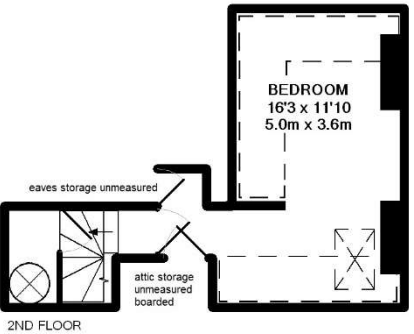
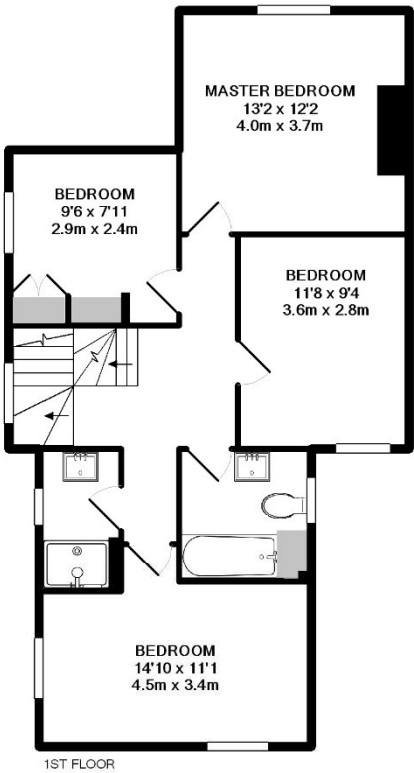
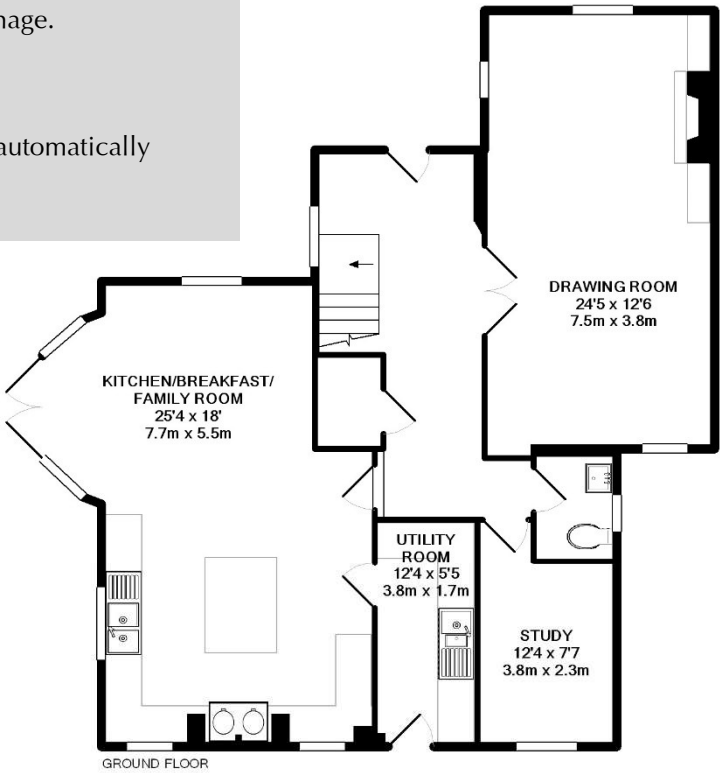


SERVICES

Mains electricity and water. Oil fired central heating. Shared private drainage.

Tunbridge Wells Borough Council - Council Tax Band D

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



TOTAL APPROXIMATE INTERNAL USEABLE FLOOR AREA 1840.8SQ.FT. (171SQ.M)
(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 floor plan 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
Made with Metropix ©2017

Energy Performance Certificate HM Government

2 York Villas, Lidwells Lane, Goudhurst, CRANBROOK, TN17 1EJ

Dwelling type: Semi detached house Reference number: 2219-4276-7228-5423-9320
Date of assessment: 25 August 2017 Type of assessment: THERMAL imaging surveying
Date of certificate: 25 August 2017 Total floor area: 937 sq ft

Use this document to:

- Compare the energy ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by making important measures

Estimated energy costs of dwelling for 3 years:	
Over 3 years you could save	£ 3,972
Over 3 years you could save	£ 2,774

Estimated energy costs of this home		
Current costs	Potential costs	
Lighting	£ 435 over 3 years	£ 318 over 3 years
Heating	£ 2,510 over 3 years	£ 2,343 over 3 years
Hot Water	£ 440 over 3 years	£ 240 over 3 years
Totals	£ 3,385	£ 2,901

These figures show how much the average household would spend in this property for heating, lighting and hot water over the next 3 years, based on the current energy rating. This includes energy use for running appliances like TVs, computers and cookers, and electricity generated by energy-saving devices.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 69). The EPC rating system is based on standard assumptions about how energy is used and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measure	Estimated cost	Typical savings over 3 years
1. Natural ventilation and draughtproofing	£ 435 - £ 1,000	£ 174
2. Floor insulation (solid floor)	£ 1,000 - £ 2,000	£ 90
3. Low energy lighting for all fixed outlets	£ 40	£ 120

See page 3 for a full list of recommendations for this property.
HM Government and the Environment Agency are not responsible for the accuracy of the data used in this document. Visit www.eenergy.gov.uk for more information or call 0800 123 1234 (standard landline rate). The Green Deal may enable you to make your home more energy efficient.

