



'Our Focus Determines Your Reality'



Lidwells Lane  
Goudhurst  
Kent  
TN17 1EJ



Entrance Hall \* Drawing Room \* Sitting Room \* Sunroom  
Kitchen/Breakfast Room \* Shower Room \* Boot Room

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Three Double Bedrooms \* Family Bathroom \* Separate WC

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Garden and Grounds approx. 0.6 Acres \* Detached Garden Room  
Garden Store \* Detached Garage \* Off Road Parking



## PERIOD COTTAGE IN COUNTRY LANE LOCATION

Charming period cottage believed to date from the 1890s with later additions and within the same family for nearly 60 years. In need of some modernisation, the cottage is detached and offers well-proportioned rooms. Occupying an elevated position on a country lane on the outskirts of Goudhurst, the cottage sits in approximately 0.6 acres, although further land maybe available by separate negotiation.

The accommodation consists of an entrance hall, drawing room with fireplace and door to the sunroom, sitting room with fireplace, kitchen/breakfast room with door to the garden, boot room and shower room on the ground floor.

On the first floor there are three double bedrooms, two with fireplaces, a family bathroom and a separate toilet.

Outside there is a drive with a path leading to steps to the front door. The garden to the front is laid to lawn with mature planting. A path leads to the garden store and a gate which opens into the garden to the rear; the garden is laid to lawn with a paved terrace and well-established flower and shrub beds. There is a 'Colt House' built garden room which has been 'season' proofed with the addition of a solid fuel stove. There is a garage which is detached from the cottage and has a track leading to it from the garden.



## GOUDHURST

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

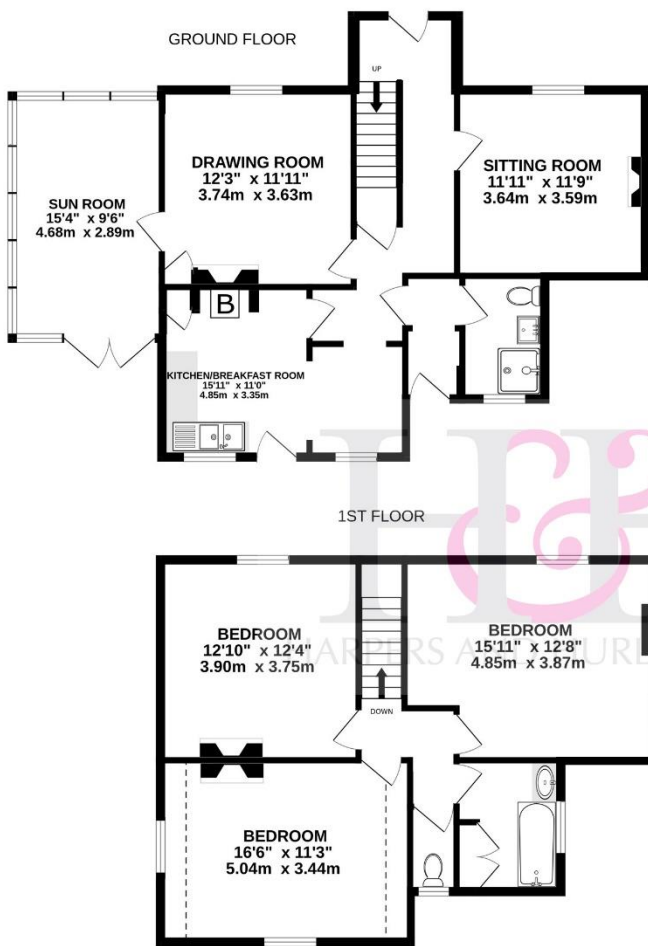
The village offers a wide variety of shops including a bakers, a pharmacy, a newsagents incorporating a Post Office, two hairdressers, a doctors' surgery, a veterinary surgery and local pubs offering good food.

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

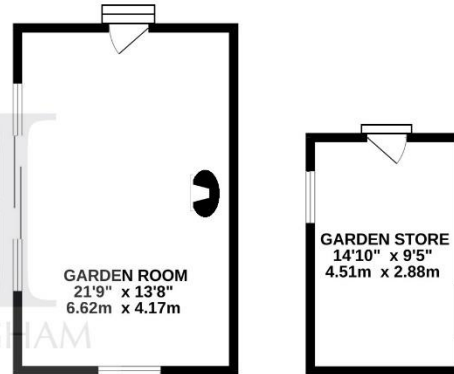
The Mainline stations at nearby Paddock Wood, Marden and Staplehurst offer regular trains into London. The A21 provides access to the M25 Motorway to the North and South.





TOTAL APPROXIMATE INTERNAL FLOOR AREA - HOUSE 1,441.3SQ.FT. (133.9SQ.M.)  
 - GARDEN STORE 138.8SQ.FT. (12.9SQ.M.)  
 - GARDEN ROOM 297.1SQ.FT. (27.6SQ.M.)  
 (no guarantee is given to the square footage of the property, the figure shown is for initial guidance only)  
 (not to scale - for layout purposes only)  
 (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 floorplan 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.  
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## SERVICES

Mains electricity and water. Oil fired central heating. Klargester sewage treatment plant located by remote garage.

Tunbridge Wells Borough Council - Council Tax Band E

EPC Rating: E

Relating to a shared sewage treatment plant operated by Lidwells Sewage Company but located by remote garage. Electric supply to sewage treatment plant is a spur from the house with informal payment arrangement with the Sewage Company.

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



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