



'Our Focus Determines Your Reality'



Lidwells Lane
Goudhurst
Kent
TN17 1EJ



o.i.e.o £1,695,000

Entrance Hall * Drawing Room * Sitting Room * Dining Room
Kitchen/Breakfast Room with Pantry and Larder
Utility Room * Boot Room * Cloakroom * Shower Room

Principal Bedroom with Dressing Room and Ensuite
Four Further Double Bedrooms, Two Ensuite * Family Bath/Shower Room
Study * Second Floor Games Room

Garden and Grounds Approx. 3 Acres * Off-Road Parking



SUBSTANTIAL DETACHED FAMILY HOME WITH VIEWS

Sitting in approximately 3 acres of garden and grounds on the outskirts of Goudhurst and enjoying stunning far-reaching views, this substantial family home dates from the 1930s with later additions.

The well-proportioned flexible accommodation consists of an entrance hall, a triple aspect drawing room with doors to the garden and a fireplace, double aspect sitting room, double aspect dining room, impressive double aspect kitchen/breakfast/dining room with pantry and larder, utility room, boot room with door to outside, shower room and cloakroom on the ground floor.

On the first floor there is a double aspect, principal bedroom with dressing room and ensuite shower room, two additional double bedrooms each with ensuite shower rooms, two further double bedrooms, a family bath/shower room and a study.

An extensive games room is situated on the second floor.



Outside a pedestrian gate in the mature hedge opens onto a path to the front door. Gates open onto a sweeping gravel drive bordered with mature hedge, that leads to the front of the house and provides ample off-road parking. A path wraps around the house and creates an elevated terrace to the rear from which to enjoy the stunning views, steps lead from the terrace to the lawn.

The garden to the rear is laid to lawn with established flower and shrub beds, and variety of mature trees. There is a vegetable garden with raised beds, a greenhouse, and a number of further outbuildings and in addition to the garden, there is an area of paddock. In total the property sits in approximately 3 acres.





GOUDHURST

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

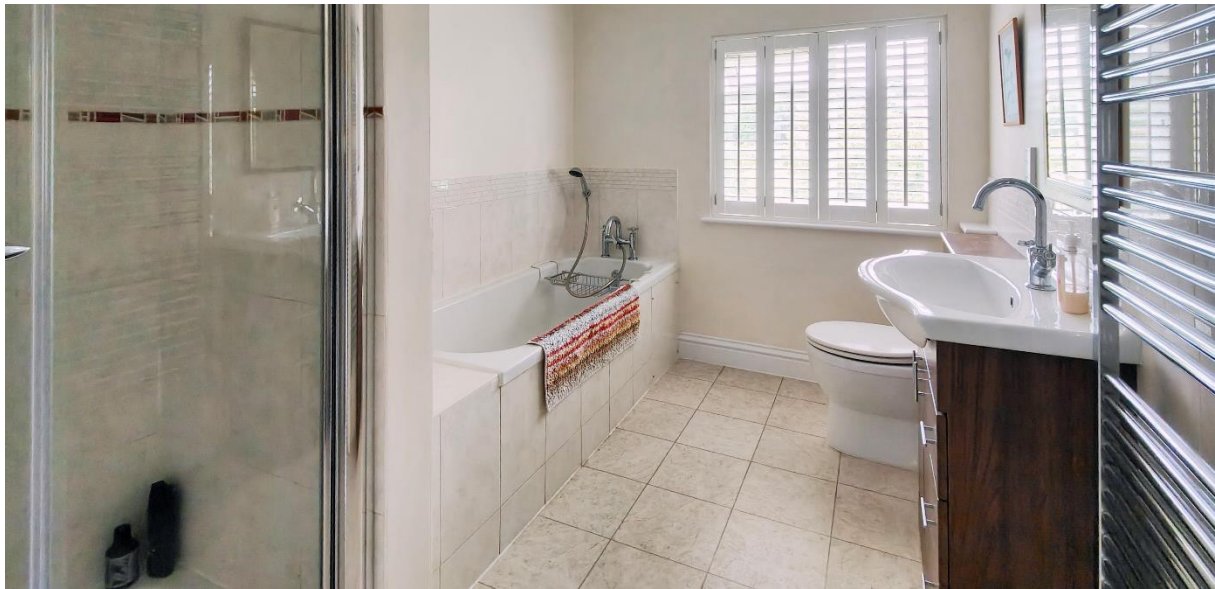
The village offers a wide variety of shops including a baker's, a pharmacy, a newsagent incorporating a Post Office, two hairdressers, a doctors' surgery, a veterinary surgery and local pubs offering good food.

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 Maidstone, 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.

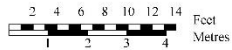




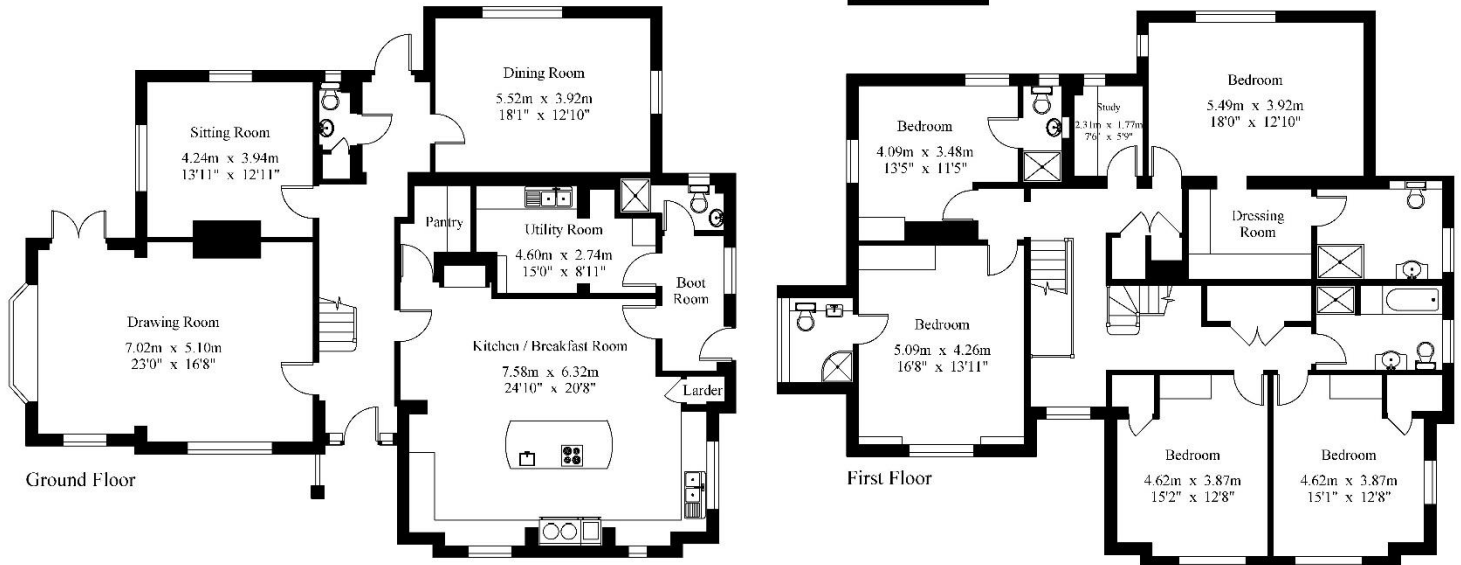
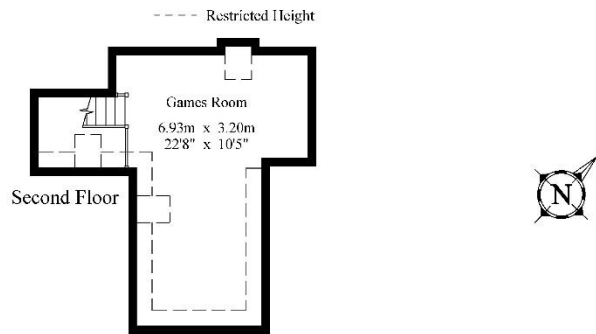


Little Orchard

Gross Internal Area : 367.0 sq.m (3950 sq.ft.)



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SERVICES

Mains electricity and water. Oil fired central heating. Graf Sewage Treatment Plant.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: D – full details available on request

Covenant relating to building heights to the right-hand side of the property.

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



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com