



'Our Focus Determines Your Reality'



Lidwells Lane
Goudhurst
Kent
TN17 1EH



Sitting/Dining Room * Kitchen/Breakfast Room
Boot Room * Cloakroom

Principal Bedroom * Further Double Bedroom * Additional Bedroom
Family Bathroom

Attractive Enclosed Gardens * Off-Road Parking



ATTRACTIVE, ELEVATED COTTAGE

Believed to date from 1890, this attractive period cottage occupies an elevated position, with far-reaching views, on a country lane on the outskirts of the sought after village of Goudhurst. The property has undergone renovation and remodelling but retains its period character. There is existing planning permission to extend the kitchen, add a dormer window, extend the third bedroom including an ensuite, and build a porch.

The accommodation spans three floors and consists of a double aspect sitting/dining room with fireplace and log burning stove, a double aspect kitchen/breakfast leading to a boot room with door to the garden, and a cloakroom on the ground floor.

On the first floor there is a double bedroom with wrought iron fireplace, an additional bedroom with built-in storage and a family bathroom. A staircase leads to the second floor where there is a further double bedroom.

Outside there is off-road parking bordered with a white picket fence, a gate opens and leads across an area of lawn to steps leading up to the front door. The garden to the rear is enclosed and has a paved terrace with steps leading up to an elevated lawn with mature flower and shrub beds.



GOUDHURST

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

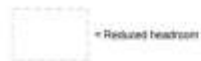
The village offers a wide variety of shops including a baker's, a pharmacy, a newsagent incorporating a Post Office, two hairdressers, a doctors' surgery, a veterinary surgery and local pubs offering good food.

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.





Evergood Cottages, TN17

Approximate Gross Internal Area = 90 sq m / 968 sq ft
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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SERVICES

Mains electricity and water. Oil fired central heating. Klargester Treatment Plant shared with adjoining properties - cost shared.

Tunbridge Wells Borough Council - Council Tax Band D

EPC Rating: D

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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