



'Our Focus Determines Your Reality'



Lidwells Lane
Goudhurst
Kent
TN17 1EN



Entrance Hall * Sitting Room * Dining Room * Conservatory
Study * Kitchen * Utility/Cloakroom

Three Double Bedrooms * Family Bath/Shower Room

Garden * Summerhouse * Detached Studio
Off Road Parking



STRIKING DETACHED PERIOD COTTAGE IN COUNTRY LANE LOCATION

This striking detached period cottage is believed to date from the 1830s and is presented in immaculate order throughout, the cottage offers well-proportioned rooms. Occupying an elevated position on a country lane on the outskirts of Goudhurst, the cottage is set in wraparound grounds of just under 0.25 acres and enjoys far reaching countryside views.

The accommodation consists of an entrance hall, 'double ended' sitting room with exposed beams and fireplaces at each end, one with a log burning stove, a conservatory, fitted kitchen opening into the dining room, a double aspect study and a utility/cloakroom on the ground floor.

On the first floor there are three double bedrooms and a family bath/shower room.

Occupying an elevated position, there are brick steps leading from the parking to the cottage. The garden is laid to lawn with mature flower and shrub beds, a variety of trees, and a kitchen garden. A track leads from the road up the side of the property to a Summerhouse and a detached studio which is ideal for use as a home office.



GOUDHURST

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

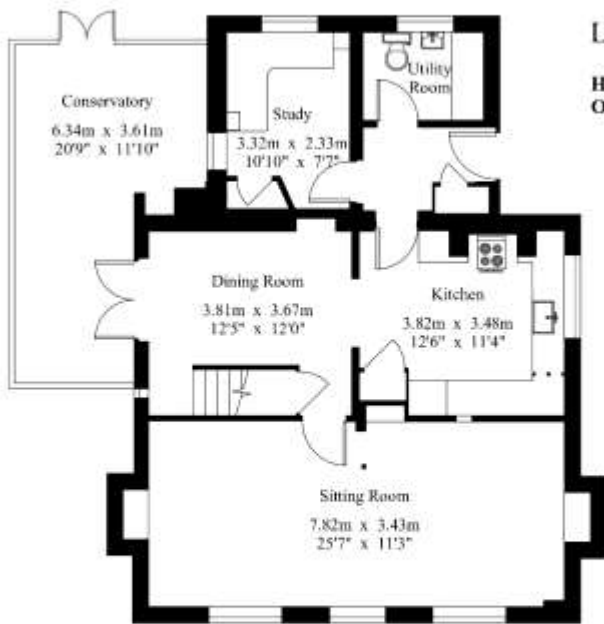
The village offers a wide variety of shops including a bakers, a pharmacy, a newsagents incorporating a Post Office, two hairdressers, a doctors' surgery, a veterinary surgery and local pubs offering good food.

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.

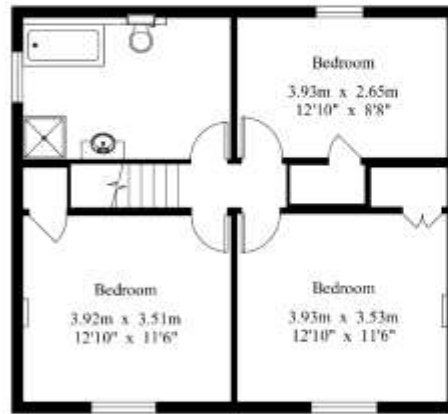




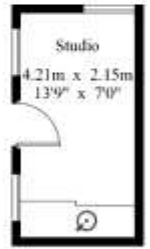
Ground Floor

Little Trottenden Cottage

House - Gross Internal Area : 152.1 sq.m (1637 sq.ft.)
 Outbuildings - Gross Internal Area : 14.3 sq.m (153 sq.ft.)



First Floor



For Identification Purposes Only.
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SERVICES

Mains electricity and water. Oil fired central heating. Shared sewage treatment plant.

Unofficial agreement with four neighbouring properties sharing sewage treatment plant and share costs, 20% per property.

South East Water has a mains water pipe running through a corner of the front garden.

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: E – full details available on request

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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