



Lidwells Lane

Goudhurst, Kent, TN17 1EW

Asking price £475,000 Freehold

Wyatt
Hughes

LIDWELLS LANE, GOUDHURST, KENT, TN17 1EW

ASKING PRICE £475,000 FREEHOLD

Located in a beautiful rural setting on the outskirts of the sought-after village of Goudhurst, this three-bedroom mid-terraced Victorian cottage, arranged over three floors, enjoys a quiet, peaceful location & features a wealth of period features & sizeable garden.

Neatly positioned between equally quaint terraced homes, the property oozes kerb appeal with a charming front garden. The porch-framed front door leads into the main reception room - enjoying a neutral décor, this room is bright and airy, complemented by a cosy fireplace. Centrally located is a second reception room, featuring a Rayburn, wooden flooring & a door to the staircase leading up to the first floor. At the rear of the property is the kitchen with access to the rear garden; offering an array of base & eye-level units, integrated cooker/hob & built-in shelving, the space also allows for a freestanding fridge/freezer, dishwasher & undercounter washing machine.

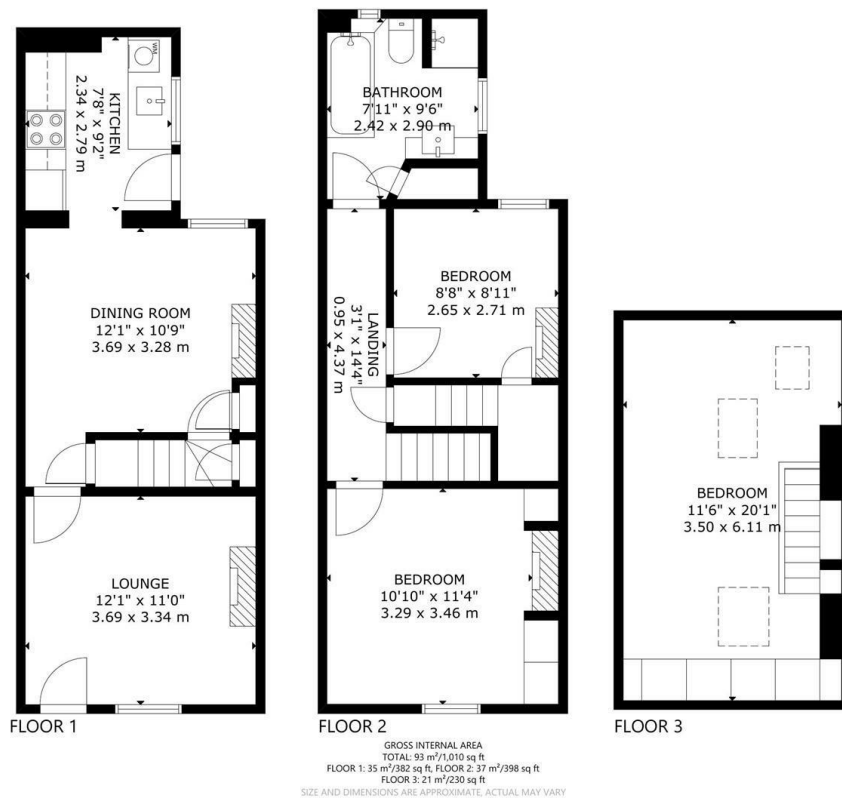
On the first floor, you'll find two well-proportioned bedrooms benefiting from outstanding countryside views & each with intricately detailed fireplaces. These are served by a period-style wood-panelled bathroom, which includes a bath, walk-in shower, basin with storage & Victorian style WC & airing cupboard. On the second floor is a generous attic bedroom, boasting glorious views through its many skylights.

A hidden gem is the cottage garden, which features a variety of areas arranged over several levels. From a patio, storage/boiler room & flower beds to its level area of lawn, up to a decked terrace with outbuildings, there are an abundance of places for a keen gardener & family to enjoy.

Location is everything for this charming property. A short distance to the popular village offering the local convenience store, pubs and post office, you're also within the Cranbrook school catchment area and other well-regarded schools. Meanwhile, neighbouring towns of Paddock Wood and Marden have mainline stations for easy access into London

- 3 Bedrooms • Mid-terraced • Arranged over three floors • 2 Reception Rooms • Work shed / home office • Oil Central Heating • Shared Septic Tank • Stunning rural views • Council Tax Band D • Cranbrook School Catchment





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
58			77
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

Wyatt Hughes

