



'Our Focus Determines Your Reality'



2 YORK VILLAS
Lidwells Lane
Goudhurst
Kent
TN17 1EJ



Entrance Hall * Drawing Room * Study
Kitchen/Breakfast/Family Room * Utility Room * Cloakroom

Principal Bedroom * Four Further Bedrooms * Family Bathroom
Family Shower Room

Garden with Terrace * Off Road Parking



STRIKING VICTORIAN FAMILY HOME

This striking Victorian family home, believed to date from the turn of the 20th century with later additions occupies an elevated location with stunning far reaching countryside views from its position on a tranquil country lane on the outskirts of the sought after village of Goudhurst.

Presented in immaculate condition throughout, the accommodation consists of a triple aspect drawing room with fireplace, a study, utility room, cloakroom and kitchen/breakfast/family room with doors to the garden.

On the first floor there is a master bedroom, three further bedrooms, a family bathroom and a shower room. Stairs lead to the attic bedroom and there is also boarded attic storage.

Outside there is off road parking. A gate leads onto a path which wraps around to the terrace to the rear. The garden is laid predominantly to lawn steps leading from the terrace.

The property also benefits from being located within the much sought after Cranbrook School Catchment Area.



GOUDHURST

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

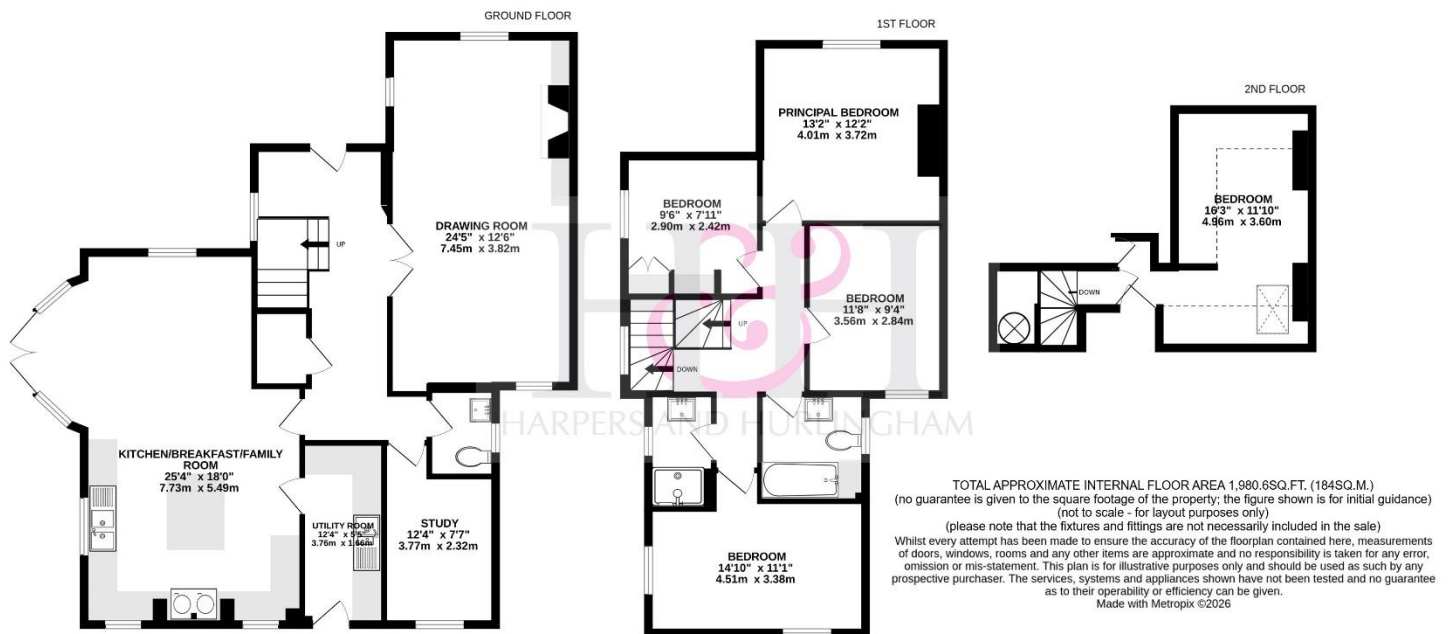
The village offers a wide variety of shops including a bakers, pharmacy, newsagents incorporating a Post Office, two hairdressers, a doctors' surgery, veterinary surgery and local pubs offering good food.

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, St. Ronan's, High Weald Academy and Dulwich 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.





SERVICES

Mains electricity and water. Oil fired central heating. Shared private drainage.

EPC Rating: D full details available on request

Tunbridge Wells Borough Council - Council Tax Band E

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

DIRECTIONS

From our office in Cranbrook, turn right in to Stone Street and proceed out of Town to the Wilsley Pound Roundabout. Take the first exit marked Goudhurst. Continue along this road turning right in front of The Goudhurst Inn onto Chequers Road, at the 'T' junction turn right and then immediately left into Lidwells Lane, the cottage is a short distance along this lane on the left hand side.



2 YORK VILLAS, TN17 1EJ

Harpers and Hurlingham Property Consultants

The Corner House, Stone Street, Cranbrook, Kent TN17 3HE

Tel: 01580 715400

enquiries@harpersandhurlingham.com

www.harpersandhurlingham.com