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Gore Lane, Goudhurst

3 2 2



Main Description

Available to the market for the first time in 39 years this beautiful unlisted character property enjoys a peaceful setting with far-reaching countryside views, while being just moments from the sought-after village of Goudhurst.

Approached via Gore Lane, the home is welcomed by a generous shingled driveway offering ample off-road parking, along with an oak-framed double open fronted garage and a versatile detached outbuilding. The grounds are a true delight, with immaculately kept front gardens, a dedicated vegetable patch with timber storage shed, and a spacious paddock planted with fruit trees – ideal for family gatherings, events, or simply enjoying the idyllic rural lifestyle.

Stepping inside, you are greeted by a welcoming entrance lobby that flows into the formal dining room with feature log burner. From here, the impressive living room showcases vaulted ceilings, believed to have originally been part of the estate's stables, creating a wonderfully atmospheric space.

The well-appointed kitchen, fitted with integrated appliances and enjoying lovely garden views, sits just off the main entrance hall. A secondary hall leads to a practical downstairs utility/shower room, separate WC, and a ground floor bedroom.

Upstairs, the home offers two further generously sized double bedrooms and a family bathroom. The principal bedroom is full of charm, featuring exposed original beams and a quaint door leading through to an additional storage or dressing area.





- THREE BEDROOM DETACHED CHARACTER HOUSE
- COUNTRYSIDE VIEWS
- WELL PRESENTED THROUGHOUT
- SHORT DRIVE TO GOUDHURST VILLAGE
- COUNCIL TAX BAND F

- SET WITHIN 1.6 ACRES
- DOUBLE OAK FRAMED CAR PORT
- CRANBROOK SCHOOL CATCHMENT
- EPC RATING D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	68 D
39-54	E		
21-38	F		
1-20	G		