



Lambert & Foster



1 CORNER COTTAGES

NORTH ROAD | GOUDHURST | KENT | TN17 1JH

A character semi-detached cottage now offering scope for updating and improvement, providing two bedroom, two reception room accommodation, complemented by a front and side garden, all occupying an edge of village location and falling within Cranbrook School catchment area.

Guide Price £375,000

FREEHOLD



1 CORNER COTTAGES

NORH ROAD | GOUDHURST | KENT | TN17 1JH

A character semi-detached cottage now offering scope for updating and improvement. The accommodation is arranged over three floors with features including a well-proportioned reception hall, a sitting room with brick fireplace and family room with a vaulted ceiling and double doors, opening out onto the patio. The kitchen/breakfast room is fitted including some integral appliances, Bosch dishwasher and Stoves electric oven and grill. From the first-floor landing access to double bedroom one with fitted wardrobes. The well-proportioned bathroom was formerly a bedroom, fitted with a coloured suite. The second bedroom is accessed from the second floor and is set partially beneath eaves with an area having reduced head height.

Outside, a pedestrian right of way will be made available from Lidwells Lane, running across adjoining No 2, alongside the rear elevation, to No 1. An area of lawn garden is positioned to the front of the cottage. Running along the side is a paved terraced with brick ornamental garden wall and a paved pathway. Steps lead up to a further area of lawn with a timber summerhouse and oil tank.



- Entrance porch
- Entrance Hall
- Cloakroom
- Sitting room with brick fireplace
- Family/Sun room with vaulted ceiling
- Kitchen/breakfast room
- First-floor landing
- Two bedrooms arranged over two floors
- First Floor Bathroom
- Oil fired central heating
- Front and side garden
- Marden mainline station 4.5 miles distance

DIRECTIONS

On approaching Goudhurst village outskirts from the direction of Cranbrook, following the A262, turn right at the Goudhurst Inn into Chequers Road. Follow this road until reaching the staggered crossroads with North Road, proceeding straight across into Lidwells Lane, where upon 1 and 2 Corner Cottages will be found almost immediately on the left-hand side, overlooking North Road. The drive and garage belong to No.2. Parking for No.1 is on the road.

GENERAL

Tenure: Freehold

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

Local authority: Tunbridge Wells Borough Council

<https://tunbridgewells.gov.uk/>

Council tax: Band D

EPC: F

Agents Notes: Lambert and Foster Cranbrook are also instructed with the sale of No. 2 Corner Cottages.

VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

1 Corner Cottages, North Road, Goudhurst, Cranbrook,

Approximate Area = 1342 sq ft / 124.6 sq m

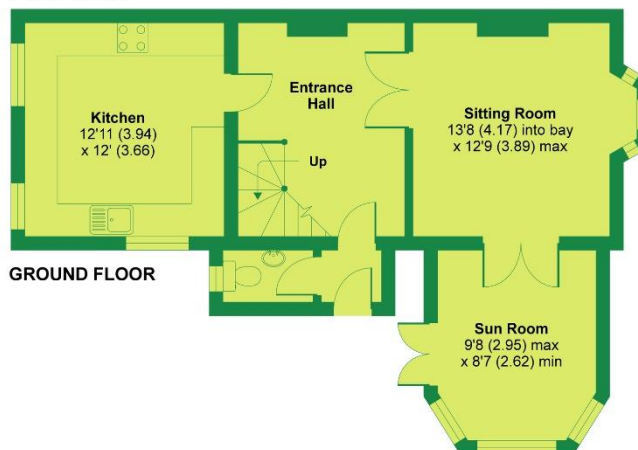
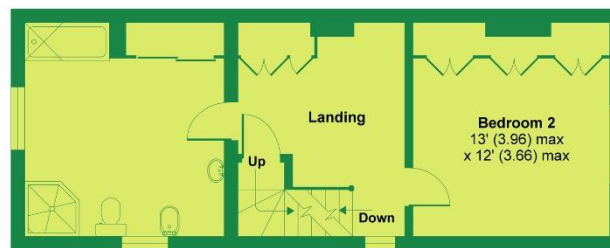
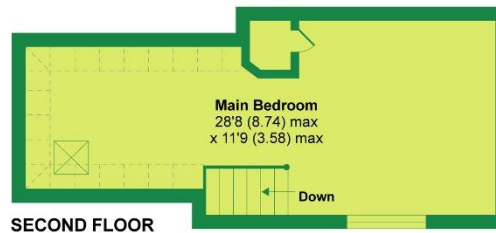
Limited Use Area(s) = 45 sq ft / 4.1 sq m

Total = 1387 sq ft / 128.8 sq m

For identification only - Not to scale



Denotes restricted
head height



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Lambert and Foster Ltd. REF: 769539

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