



## Old Lime House

Church Road, Goudhurst, Kent, TN17 1BN

Batcheller  
Monkhouse

# Old Lime House

A delightful Grade II listed house which has been considerably updated and refurbished situated in the popular and picturesque village of Goudhurst with 4 reception rooms and 6 bedrooms and within the Cranbrook School Catchment Area.

- Entrance Hall
- Family Room
- Kitchen Breakfast Room
- Dining Room/ Play Room
- Drawing Room
- Sitting Room
- Secondary Kitchen
- Master Bedroom with En Suite Bathroom
- 4 Further Double Bedrooms
- Single Bedroom
- 2 Family Bathrooms
- Courtyard Garden
- Popular Village Location
- CSCA



## AMENITIES

Old Lime House enjoys a village location in the picturesque and popular working village of Goudhurst. The village has an attractive village centre with an array of local shops including post office, general stores, public houses together with a popular primary school and a tennis club. Cranbrook is 5 miles distant with further national and local retailers and the favoured Cranbrook school.

The A21 is 2.8 miles distant and links to the principal towns in the region such as Tunbridge Wells which has an excellent range of shopping including bespoke and national retailers alongside extensive recreational facilities together with a mainline station.

There are a number of favoured schools both state, private and grammar all within easy reach.

Marden mainline station is 5 miles away and provides a regular commuter service to central London.

Leisure facilities within the area include riding and walking in the surrounding countryside, sailing and fishing at Bewl Water and golf at the Nevill and Chart Hills.

## DESCRIPTION

Old Lime House is believed to have origins dating back to the beginning of the 18th Century and has a wealth of period features throughout including exposed brick, beams and timbers. The house is presented in excellent order throughout and can be laid out in several ways making the accommodation flexible. The house has the added advantage of a second and third staircase and could therefore be split to incorporate an annexe with its own entrance.

The living arrangements consist of a family room, kitchen breakfast room, dining room, drawing room and second reception room off which is the annexe kitchen with access to the courtyard garden. Both the drawing room and second reception room have wood burning stoves. There is a downstairs shower room and WC just off the entrance hallway.

Upstairs there are 6 bedrooms including the master bedroom with en suite bathroom. There are two further bathrooms of which one is a Jack and Jill bathroom connecting two of the double bedrooms. The cellar and roof space provide useful storage areas.





## OUTSIDE

The property has a secluded rear courtyard with a terraced area providing a perfect place for entertaining.

## DIRECTIONS

From the A21 proceed towards Goudhurst on the A262 proceed up through the centre of Goudhurst passing the pond. Continue up the hill passing the church on your right. Old Lime House is found on the left

### Additional Information:

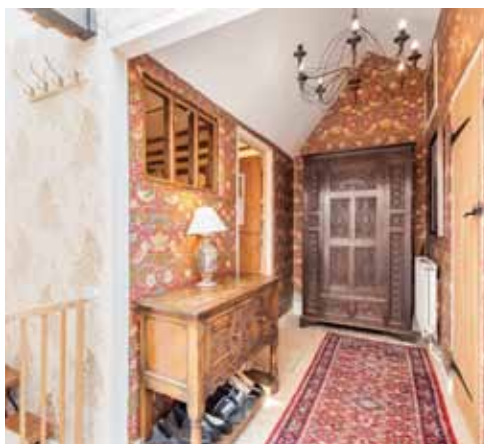
**Local Authority:** Tunbridge Wells 01892 526121  
[www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**Services:** Mains electricity, water and drainage (not checked or tested)  
No mains gas. Oil fired central heating

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.highways.gov.uk](http://www.highways.gov.uk),  
[www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Number K101298

**EPC:** EPC rating N/A



**REGION £700,000 - £750,000**

## VIEWINGS

For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020

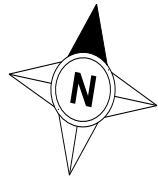
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# Old Lime House, Church Road, Goudhurst, Cranbrook, TN17 1BN

Approximate Area = 2495 sq ft / 231.8 sq m (excludes void)

Limited Use Area(s) = 78 sq ft / 7.2 sq m

Total = 2573 sq ft / 239 sq m

For identification only - Not to scale

Denotes restricted head height



## NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;
2. The particulars do not constitute any part of a Contract;
3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;
4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;
5. All measurements and distances are approximate;
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nckecom 2020. Produced for Batcheller Monkhouse. REF: 607965