

GOUDHURST KENT





BEDGEBURY ROAD, GOUDHURST
KENT TN17 2QZ

Quintessential Grade II Listed Farmhouse

Entrance Hall * Drawing Room * Sitting Room* Dining Room
Study * Kitchen/Breakfast Room * Utility Room * Cloakroom

Master Bedroom Suite * Four Further Double Bedrooms
Family Bathroom

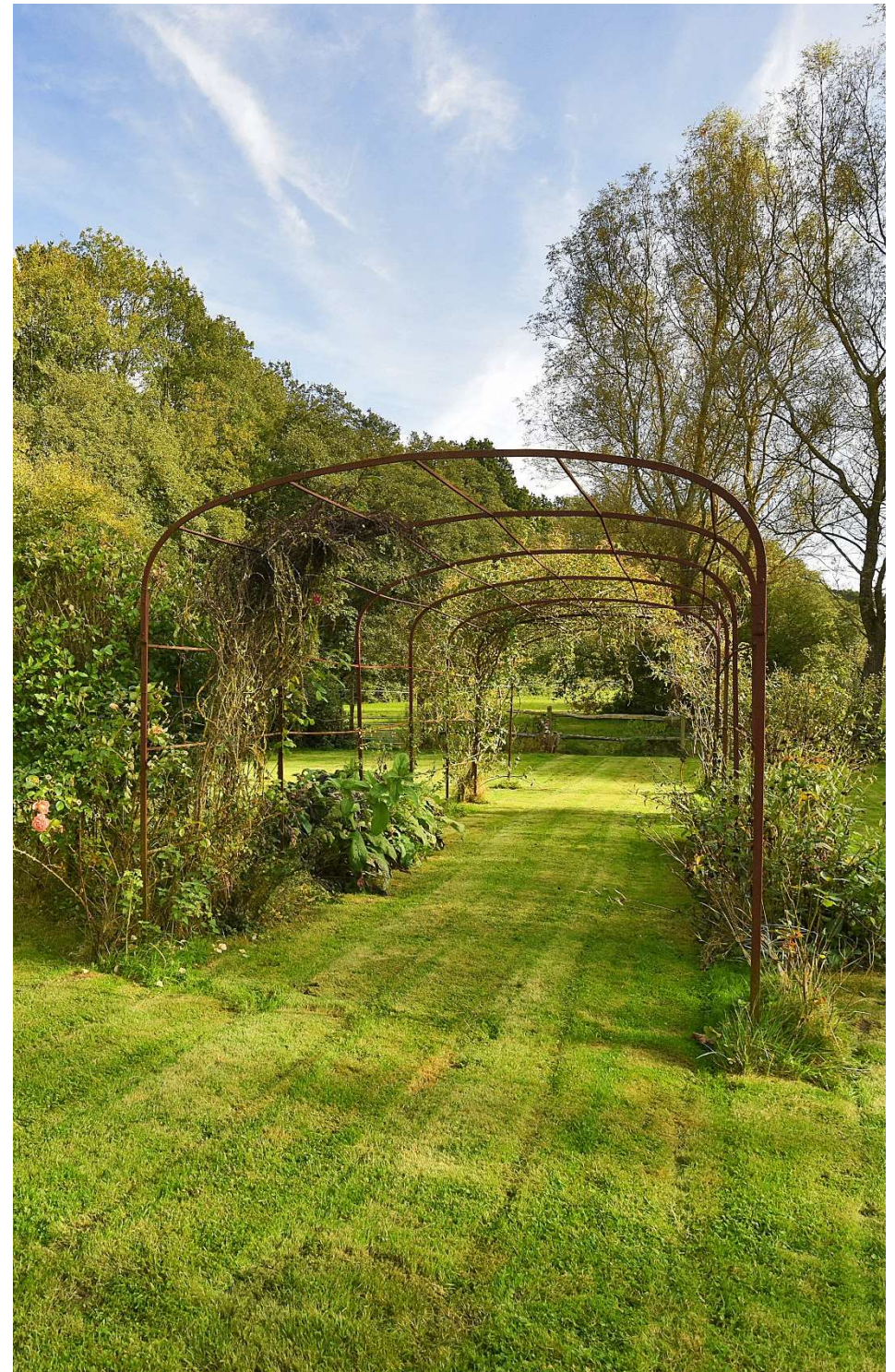
Gardens and Grounds approx. 4 Acres (tbv)
Oast/Barn with Lapsed Planning * Garaging * Stables * Manege

Cranbrook School Catchment Area

Harpers and Hurlingham

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This quintessential farmhouse is located on a long country drive on the edge of Bedgebury Forest. With origins believed to date back to the mid 16th century this Grade II Listed farmhouse exhibits many period features throughout.

The accommodation consists of a double aspect drawing room with large inglenook fireplace, a double aspect sitting room with doors to the terrace and an open fire, a dining room, study, farmhouse kitchen/breakfast room with walk-in pantry and AGA, utility room and cloakroom on the ground floor.

On the first floor there is a master bedroom suite with dressing room and bathroom, two further bedrooms and a family bathroom.

There are also two attic bedrooms, one of which exhibits stunning exposed beams and floor boards.

Outside the grounds amount to approximately four acres (tbv) comprising gardens, paddocks and woodland. Within the grounds there are three stables opening onto a concrete yard, a large open garage, a rubber surfaced manege and a Grade II Listed 19th century oast/barn with lapsed planning permission for an ancillary dwelling. For riding enthusiasts the 2,500 acres of Bedgebury Forest are a short hack along the driveway.

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

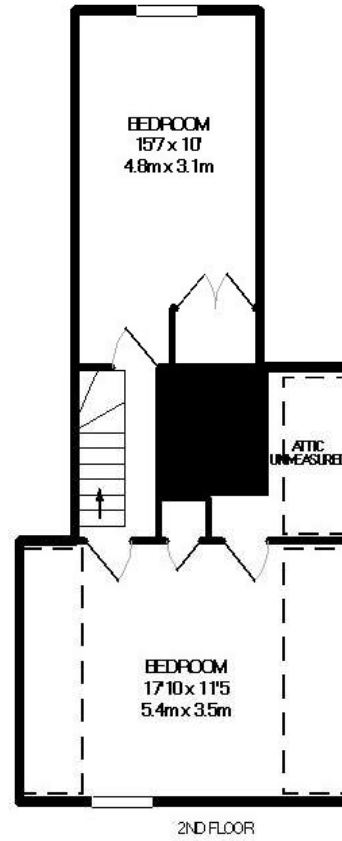
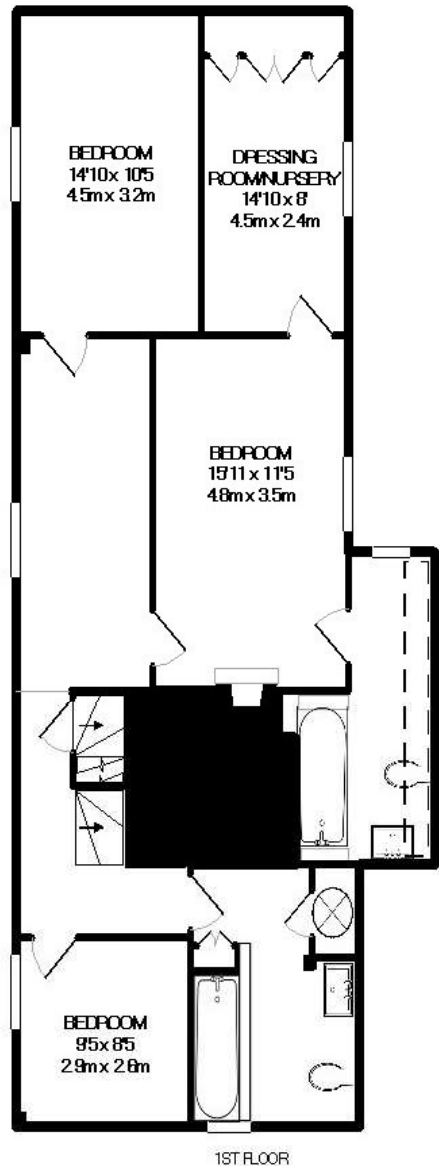
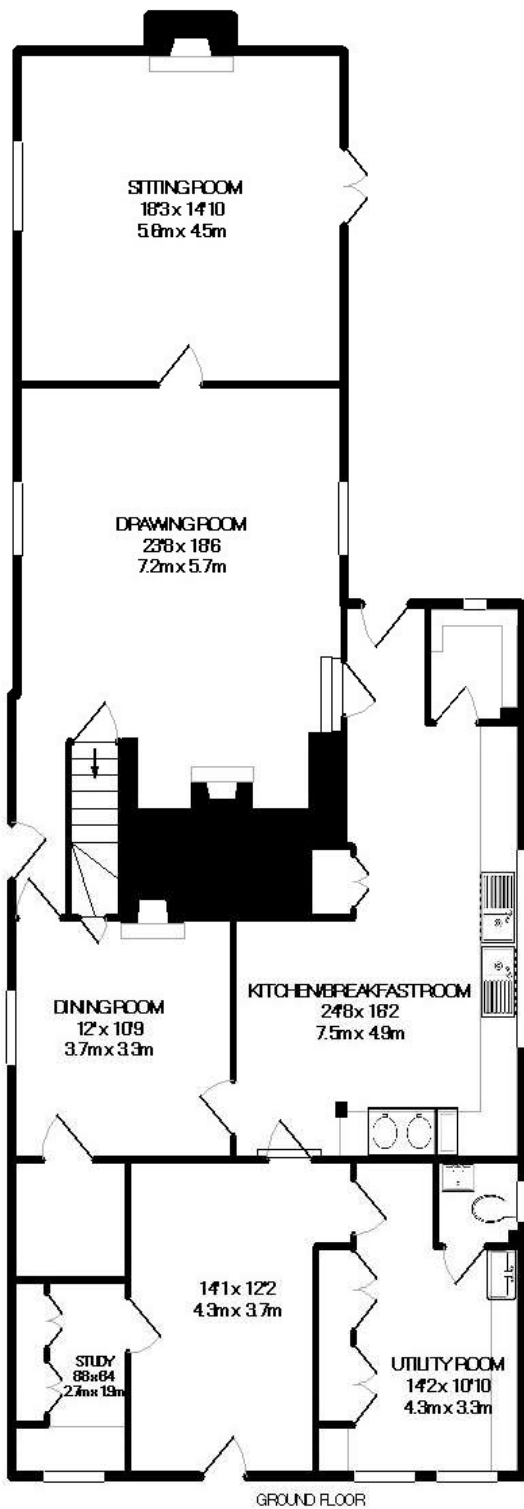


This striking farmhouse is located on the edge of Bedgebury forest just outside of the picturesque village of Goudhurst with its variety of village shops including the Bakers, Chemist, General Store, Hairdresser, Doctors Surgery, Veterinary Surgery and Post Office to name a few.

For those who like to indulge in a bit of rest and relaxation, nearby Risebridge offers a members only Health Club.

The village also boasts excellent local cuisine and has its own Primary School and is within the renowned Cranbrook School Catchment Area.

Mainline Rail Services are available from nearby Marden and Staplehurst. The A21 provides access to the Motorways heading north and south.



TOTAL APPROX. INTERNAL FLOOR AREA 2649.9SQ. FT. (246.18SQ.M)
(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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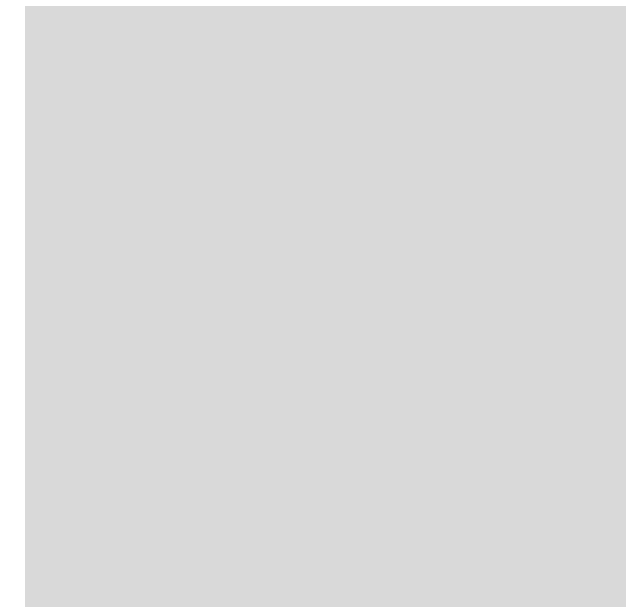
SERVICES

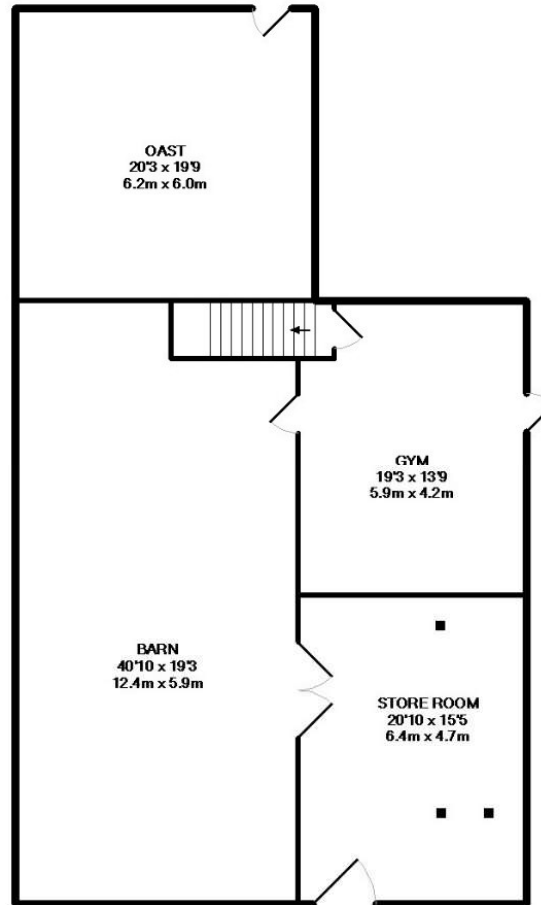
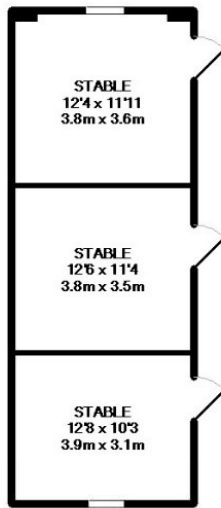
Mains electricity and water. Private drainage LPG for the heating and AGA

EPC Rating: n/a

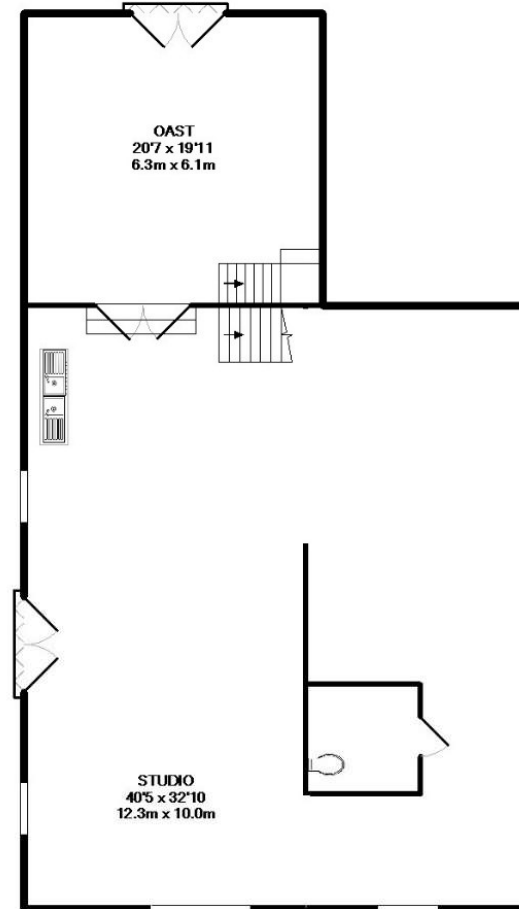
Tunbridge Wells Borough Council - Council Tax Band G

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

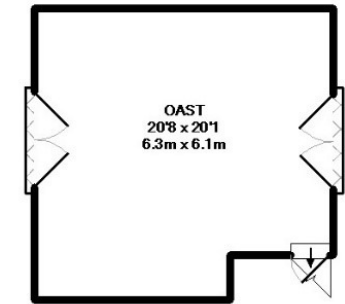




GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. INTERNAL FLOOR AREA OF OAST/BARN 3889.2SQ.FT. (361.3SQ.MT.)
(not to scale - for layout purposes only)

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