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1900

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— YEARS OF —

**Lambert  
& Foster**



**GILL HOUSE**  
GOUDHURST ROAD, CRANBROOK, KENT TN17 2PA



**Lambert  
& Foster**



GOUDHURST 1.4 MILES | CRANBROOK 3.5 MILES | MARDEN MLS 6 MILES

## GILL HOUSE, GOUDHURST ROAD, CRANBROOK, KENT TN17 2PA

A fine Grade II Listed, detached five bedroom, three reception room, family house complemented by traditional formal gardens with ornamental ponds, heated swimming pool, ample parking, a detached double garage, Larch woodland and paddocks, in total extending to approximately 4 acres, arranged over a gentle, south facing slope, enjoying fine countryside views out across to Bedgebury forest. Cranbrook School catchment area.

GUIDE PRICE £1,195,000 FREEHOLD



### SITUATION

Gill House is located between the picturesque Wealden village of Goudhurst and popular market town of Cranbrook. Goudhurst provides good everyday amenities including two popular pubs, bakery, newsagents, general store and much favoured primary school. Cranbrook provides a comprehensive range of amenities including professional services, Co-

op supermarket and the ever popular Cranbrook school. A mainline station at Marden village provides fast and frequent services to London, Charing Cross. The A 21 is readily accessed at Lamberhurst village providing convenient access to the M25 motorway network.



## DESCRIPTION

Gill House is a charming, well presented, Grade II Listed detached family house, formerly part of the Bedgebury Estate. The property presents attractive elevations of brick and tile hanging, set with oak framed windows (except two second floor windows) beneath a pitched and hipped tiled roof with partial catslide. Many features indicative of the period are evident throughout, including oak latched doors, exposed beams and studwork, wide oak floorboards and feature fireplaces. Arranged over three floors rooms include a double aspect sitting room, with impressive inglenook fireplace and oak bressumer beam housing a wood burning stove, a separate dining room and family room with fireplace housing a wood burning stove, exposed Kentish ragstone wall and a triple aspect. The kitchen/breakfast room is fitted and includes an oil fired twin oven Rayburn, providing central heating, immediate heat and cooking facility, integral appliances include Neff electric fan assisted oven, microwave, dishwasher, four burner electric hob, fridge and freezer, butler sink with mixer over, an antique pine dresser and a double aspect enjoying fine outlook across the garden.

Arranged over the first and second floors are five bedrooms, including a main double aspect bedroom with pretty brick fireplace, a 'Jack and Jill door' to a family bathroom fitted with a white suite, including both a bath and a separate tiled and glazed shower, a guest bedroom two with an en suite bathroom, fitted with a white suite, bedroom three, also a double room, with open en suite wc and wash hand basin. Bedrooms four and five are arranged over the second floor, with vaulted ceilings, set partially beneath eaves, including an interconnecting study. The study is positioned over the family bathroom and is considered suitable for conversion to an en suite shower room, subject to obtaining all relevant consents.



## GARDENS, GROUNDS AND OUTBUILDINGS

Gill House has two separate drives, positioned to the front and rear. The front drive is initially shared, leading to a traditional wrought iron five bar gate opening onto gravel drive with ample parking. A detached double garage is fitted with a pair of double wooden doors and has an attic room above, offering home office potential. An established wisteria and log store sit alongside.

The formal gardens are a delight, south facing, divided into expanses of lawns with trees including walnut, silver birch, flowering cherry, peach and olive, well-stocked borders with traditional brick retaining walls and brick pathways. Within the gardens are paved seating areas and a main sun terrace, a pergola with climbing roses and vine. Centrally located is an air-sourced heated swimming pool 28 x 14, enjoying views out across the garden and to Bedgebury Forest. Two ponds include an ornamental pond and traditional brick lily Pond. A cultivated kitchen garden area includes a number of raised beds, boarded by block paved pathways with a traditional greenhouse.

Beyond the formal gardens and post and rail paddocks, a timber stable comprises two loose boxes. An additional feature is an area of larch woodland. The whole extends to approximately 4 acres abutting neighbouring fields.



FOR IDENTIFICATION PURPOSES ONLY



**FLOOR PLANS**

**Gill House, Goudhurst Road, Goudhurst, Cranbrook, TN17 2PA**

Approximate Area = 2385 sq ft / 221.5 sq m  
 Limited Use Area(s) = 198 sq ft / 18.3 sq m  
 Garage = 509 sq ft / 47.2 sq m  
 Total = 3092 sq ft / 287 sq m  
 For identification only - Not to scale



**VIEWINGS:** Strictly by appointment with the agent's Cranbrook office 01580 712888 [cranbrook@lambertandfoster.co.uk](mailto:cranbrook@lambertandfoster.co.uk)

**SERVICES:** mains electricity and water. Oil fired central heating. Private drainage.

**MOBILE:** Likely

**INTERNET:** Ultrafast 1800 Mbps 220 Mbps

**LOCAL AUTHORITY:** [tunbridgewells.gov.uk](http://tunbridgewells.gov.uk)

**COUNCIL TAX:** Band G

**EPC:** exempt

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

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