

# Ranthers Hall, Goudhurst, Cranbrook, Kent









# Ranters Hall, Ranters Lane, Goudhurst, Kent

A handsome Grade II listed country house offering beautifully presented accommodation as well as a detached annexe, garaging, fabulous gardens and paddocks in an idyllic rural setting on the edge of the popular village of Goudhurst, with easy access to Tunbridge Wells and excellent transport links to London and the motorway system.

Goudhurst village 0.6 of a mile. A21 - 2.5 miles. Cranbrook 5.7 miles. Marden station 6.3 miles (London Bridge from 47 minutes). Paddock Wood station 7.7 miles (London Bridge from 44 minutes). Staplehurst station 7.9 miles (London Bridge from 53 minutes). Tunbridge Wells 10 miles. M25(J5) 21.5 miles. (All times and distances approximate).



4-5



3-4



5-7



13.86  
acres

EPC  
E

**Tenure:** Freehold

**Local authority:** Tunbridge Wells Borough Council, Tel. 01892 526121.

**Council tax band:** G

**Services:** Mains water and electricity. LPG/oil heating. Private drainage (septic tank)











Beautifully presented family accommodation totalling 2386 sq ft, set within fabulous gardens and grounds.





## The Property

Ranters Hall comprises a handsome Grade II listed country house which is beautifully presented throughout and offers a perfect blend of character features and modern day convenience. The property is believed to date back to the 16th century with later additions in the 17th and 19th century. The timber framed house is clad with red and blue brick on the ground floor and has attractive tile hung upper elevations and a catslide roof to the rear. On the ground floor the well-proportioned accommodation includes four reception rooms, all overlooking the gardens. The sitting room and dining room both have wonderful inglenook fireplaces and a wealth of exposed timbers. To the rear of the house, the modern kitchen has a range of fitted cupboards and base units with integrated appliances, space for washing machine and a brick tiled floor. To one end of the kitchen there is a breakfast room with views over the garden. The characterful rear hall gives access to a useful boot room and cloakroom as well as a door to the rear. On the first floor, the four characterful bedrooms have windows overlooking the front and can be accessed independently via separate staircases. There are two modern bath/shower rooms and one of the principal bedrooms benefits from an en suite shower room.

In addition to the main house there is a detached annexe which provides a modern living area with roof lanterns and windows running the full length of one wall enjoying lovely views over the gardens. There is also a double aspect kitchen/studio room with an en suite shower room and a mezzanine area above.

## Gardens and Grounds

The house is approached over a driveway providing off-road parking and leading to the house and annexe. The delightful and beautifully maintained gardens surrounding the house are laid to lawn with mature trees, shrubs and plants as well as numerous paved terraces and a kitchen garden. The gardens lead on to the land which includes a small orchard, pond, field and paddocks with post and rail fencing. There is also a detached triple garage with room above and attached log store. In all the property extends to about 13.86 acres.







ANNEXE



ANNEXE



ANNEXE



TERRACE





## Situation

The property is situated in an idyllic rural location, yet less than a mile from the beautiful Wealden village of Goudhurst which is well known for its pretty centre with ancient church, duck pond, period buildings, inns and restaurants. The regional centre of Royal Tunbridge Wells provides an extensive range of shopping, commercial, recreational and cultural facilities, as well as a mainline station. Train services to London are also available from nearby Marden and Paddock Wood. The A21 provides access to the south coast, M25 and national motorway network, Gatwick and Heathrow airports, the Channel Tunnel, ferry ports and International Eurostar at Ashford.

There is an excellent choice of schooling in the area, in both the state and private sectors, including Goudhurst Primary, Dulwich School in Cranbrook, Marlborough House and St Ronan's in Hawkhurst, Benenden School, Kent College at Pembury, Tonbridge and Sevenoaks public schools. There are also grammar schools in Tunbridge Wells and Tonbridge and we understand the property lies within the Cranbrook School Catchment Area.

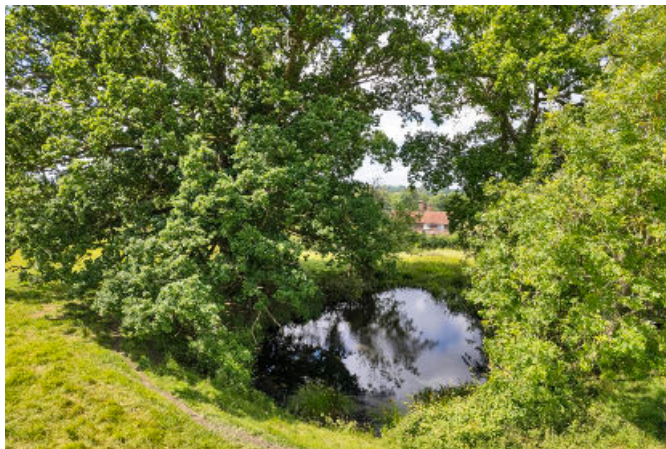
Leisure facilities in the area include golf at Lamberhurst, Cranbrook, Dale Hill and Tunbridge Wells; sailing and water sports at Bewl Water and on the south coast; walking and cycling in the surrounding countryside and at nearby Bedgebury and Hemsted Forests.

## Directions (TN17 IHR)

From Tunbridge Wells and London, proceed south on the A21. At the Forstal Farm Roundabout, take the first exit onto the A262 (signposted Goudhurst). Continue on the A262 for 2.3 miles then turn right onto Ranters Lane (signposted Kilndown/Flimwell). The gated entrance (with brick pillars) to Ranters Hall will be found on the right-hand side after 0.2 of a mile.









**TOTAL: 439.5 sq m / 4729 sq ft**

**Garage: 111.2 sq m / 1196**  
**TOTAL: 439.5 sq m / 4726**

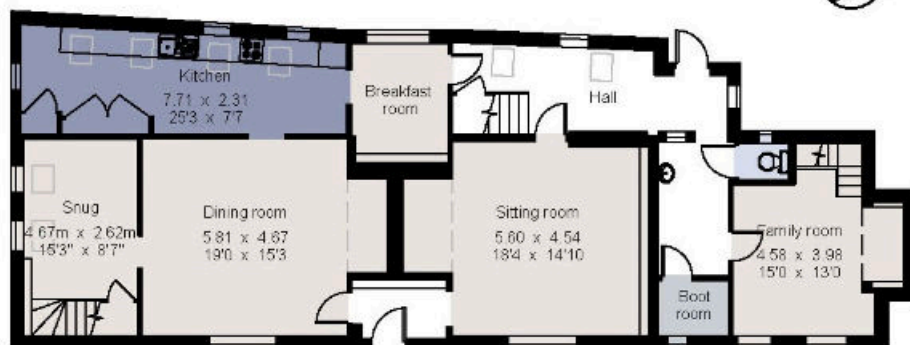
Bedroom 2  
 4.86 x 4.76  
 15'11 x 15'7

Bedroom 1  
 4.89 x 4.84  
 16'0 x 15'10

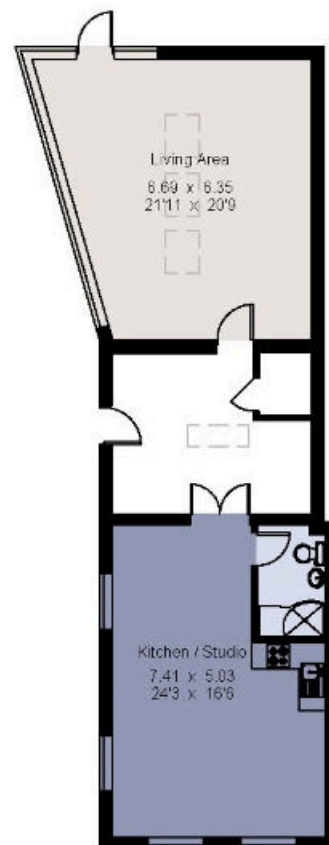
Bedroom 4  
 2.79 x 2.57  
 9'1 x 8'5

Bedroom 3  
 3.74 x 2.59  
 12'3 x 8'6

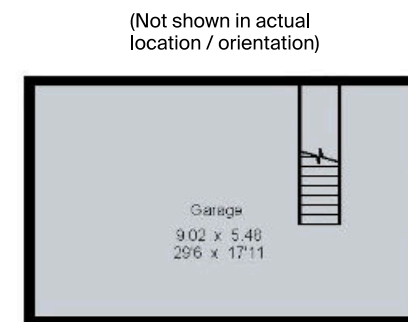
First floor



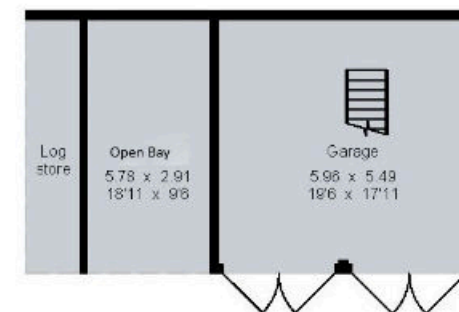
Ground floor



Annexe



First floor



Ground floor

(Not Shown In Actual  
Location / Orientation)

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