

The Coach House

Broadford, Goudhurst Road, Horsmonden, Kent



A most handsome Grade II listed country house offering elegant family accommodation as well as gardens and grounds of just over six acres and stunning rural views.

Horsmonden 1 mile | Goudhurst 2 miles | Paddock Wood station 5.5 miles (London Bridge from 44 minutes)
Cranbrook 6.5 miles | Tunbridge Wells 9.5 miles (London Bridge from 45 minutes) | Tonbridge station 11.7 miles
(London Bridge from 34 minutes) | Maidstone 12 miles | Gatwick airport 33 miles | Central London 46 miles
(All times and distances approximate)



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Summary of accommodation

Main House

Ground Floor: Entrance Hall | Drawing Room | Sitting Room | Kitchen/Dining Room | Snug | Utility Room

First Floor: Principal Bedroom with En Suite Shower Room | Guest Bedroom with En Suite Shower Room

Three Further Bedrooms | Family Bathroom

Garden and Grounds

Double Open Garage | Gym | Wine Store | Mature lawned garden | Terrace | Pond | Paddock

In all about 6.02 acres



Situation

(Distances and times are approximate)

The property is located in a sought-after position on the edge of the picturesque village of Horsmonden which has a good range of local amenities including village shops, coffee shop, pharmacy and doctors' surgery.



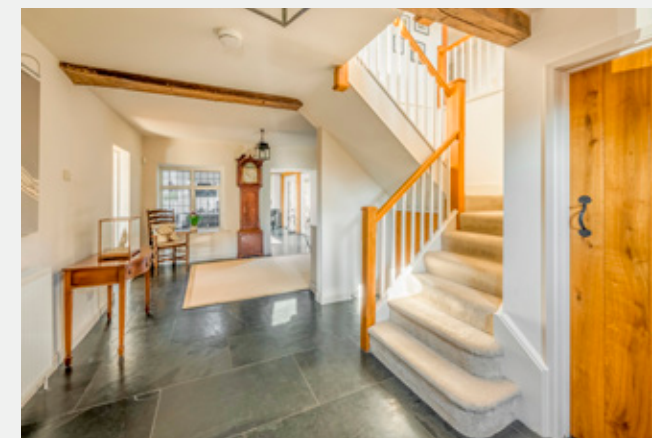
Nearby Goudhurst is well known for its pretty centre, ancient church, duck pond, period buildings, inns and restaurants. The pretty Wealden town of Cranbrook is about 6.5 miles away and a comprehensive range of shopping, education and cultural amenities are available in Tunbridge Wells.



The property lies within the Cranbrook School Catchment Area. Other notable schools include Dulwich Preparatory at Cranbrook, Marlborough House and St Ronan's in Hawkhurst, Benenden School, Holmewood House Preparatory at Langton Green, Kent College for Girls at Pembury, grammar schools for boys and girls in Tunbridge Wells and Tonbridge, and public schools at Tonbridge and Sevenoaks.



For commuters, mainline stations are available at Tonbridge, Paddock Wood and Tunbridge Wells offering a frequent service to London Bridge/Charing Cross with journey times from 34 minutes.



The Property

The Coach House is a handsome Grade II listed country house, believed to date back to circa 1690 and converted from a stable block to a residential dwelling in the mid to late 20th Century. The property now offers beautifully presented and substantial family accommodation totalling 3737 sq ft which has been sympathetically modernised and refurbished to perfectly blend period character with modern day convenience. The elegant reception rooms are double aspect and include exposed beams as well as a fireplace in the drawing room and a free-standing wood burning stove in the sitting room. To the rear of the house, the fantastic kitchen/dining room/snug has attractive vaulted ceilings, impressive ceiling lanterns and a modern fitted kitchen with integrated appliances, a Range cooker and central island. From the kitchen, bi-fold doors open out to the terrace and gardens creating the ideal entertaining space with fantastic rural views.

On the first floor, the principal bedroom is double aspect and benefits from fitted wardrobes to one wall and an en suite shower room. The second bedroom is also double aspect and has an en suite shower room. There are three further bedrooms as well as a family bathroom.



Gardens and Grounds

The house is approached via a shared driveway leading to the property's private double open bay garage with an attached room (currently used as a gym) and a small wine store below. To the rear of the house, there is a large paved terrace leading on to the delightful lawned gardens and enjoying stunning views over its own land and surrounding countryside. Beyond the gardens there are fields as well as a pond and stream, and in all the property extends to about 6.02 acres.

Property Information

Tenure: Freehold.

Services: Mains water and electricity. Oil-fired heating. Fibre broadband available. Mains drainage.

Local Authority: Tunbridge Wells Borough Council, Tel. 01892 526121

Council Tax: Band H

Directions (TN12 8EU): From the centre of Horsmonden, head in an easterly direction on the B2079 (Goudhurst Road). Continue for 1 mile and turn right onto the driveway in front of Broadford House. Continue on the driveway, round to the right, and the entrance to The Coach House will be found straight ahead.

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

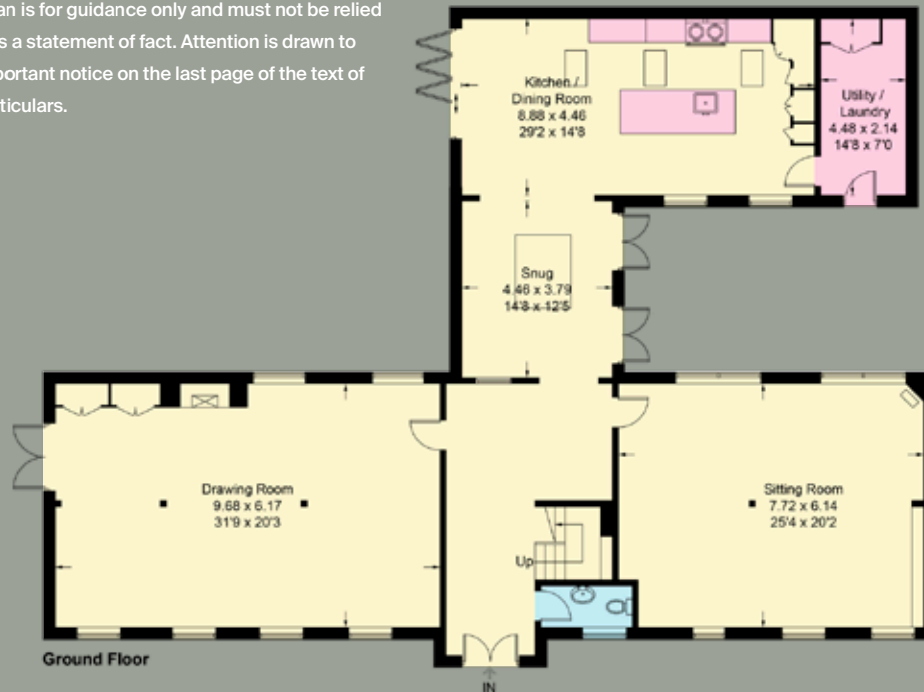
Approximate Gross Internal Floor Area

Main House: 347 sq.m / 3,735 sq.ft

Outbuildings: 20.3 sq.m / 218 sq.ft

Total Area: 367.3 sq.m / 3,953 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2025. Photographs and videos dated March 2025.

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Reduced headroom below 1.5m / 5'0"

