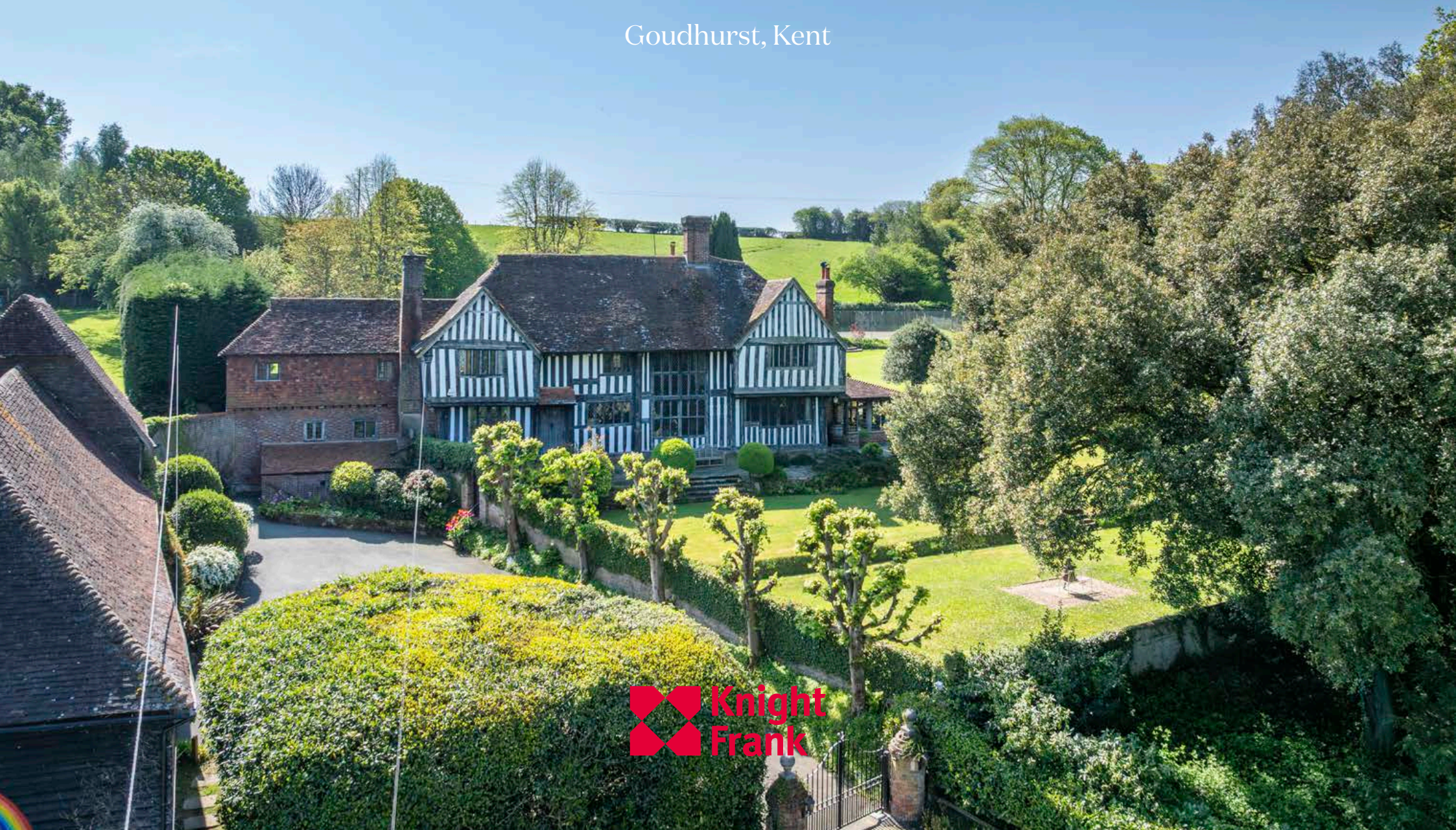


Gatehouse

Goudhurst, Kent





A superb Grade II* listed country house set in a quiet and semi-rural location.

Goudhurst village 1 mile, Marden station 4.2 miles (London Bridge from 48 mins), Cranbrook 5 miles, Staplehurst station 6.3 miles (London Bridge from 52 mins), Tunbridge Wells 11 miles, Gatwick airport 34 miles, London 46 miles .
(Distances and times approximate).

		
6	3	5

Summary of accommodation

Reception hall | Kitchen/breakfast room | Utility room | Cloakroom | Drawing room | Sitting room | Dining room
Garden room | Study | Cellar | Store room | Wine store
Principal bedroom suite | Guest suite | Four further bedrooms | Family bathroom

Outbuildings, Garden and Grounds

Driveway | Landscape gardens | Large barn | Garaging | Gym | Home office | Tennis court | Outbuildings

In all about 5 acres and 8,964 sq ft

Situation

Gatehouse is located on high ground, well away from busy noisy roads in a stunning semi rural position, within the High Weald Area of Outstanding Natural Beauty, about a mile from the beautiful and sought-after village of Goudhurst which is well known for its pretty centre with its 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 train service to London Charing Cross and Cannon Street in under the hour. Train services to London are also available from nearby Marden and Staplehurst. The A21 provides access to the south coast, the M25 and national motorway network with connections to London Gatwick and Heathrow airports, the Channel Tunnel and ferry ports.

There is a good selection of state and private schools in the area including Cranbrook School, Tonbridge and Sevenoaks public schools, Kent College for Girls, Marlborough House and St Ronans at Hawkhurst, Benenden School and Sutton Valence. We understand that the property lies within the Cranbrook School catchment area.

Sporting and leisure facilities in the area include golf courses at Lamberhurst, Hawkhurst, Cranbrook and Dale Hill; sailing and water sports at Bewl Water and on the south coast; walking and riding in the surrounding countryside and at nearby Bedgebury Pinetum.



Gatehouse

Gatehouse is a remarkable Grade II* listed home set on elevated ground with stunning views over its gardens, paddock, and the countryside beyond. Located in a peaceful yet accessible spot, the property features exposed timber and plaster elevations under a tiled roof.

The light-filled interior includes a grand dining hall with a double-height vaulted ceiling, inglenook fireplace, and galleried landing. Additional living spaces include a sitting room, snug, garden room, cloakroom, and utility room. The L-shaped kitchen/breakfast room is well-equipped with an AGA, island, double oven, and views over the gardens. A nearby room offers potential as a study or playroom.

Upstairs, the main suite features a vaulted ceiling and generous en suite, while the guest suite and other unique bedrooms all enjoy lovely views.

Once owned by Dame Edith Evans, the home has hosted notable guests including Agatha Christie.



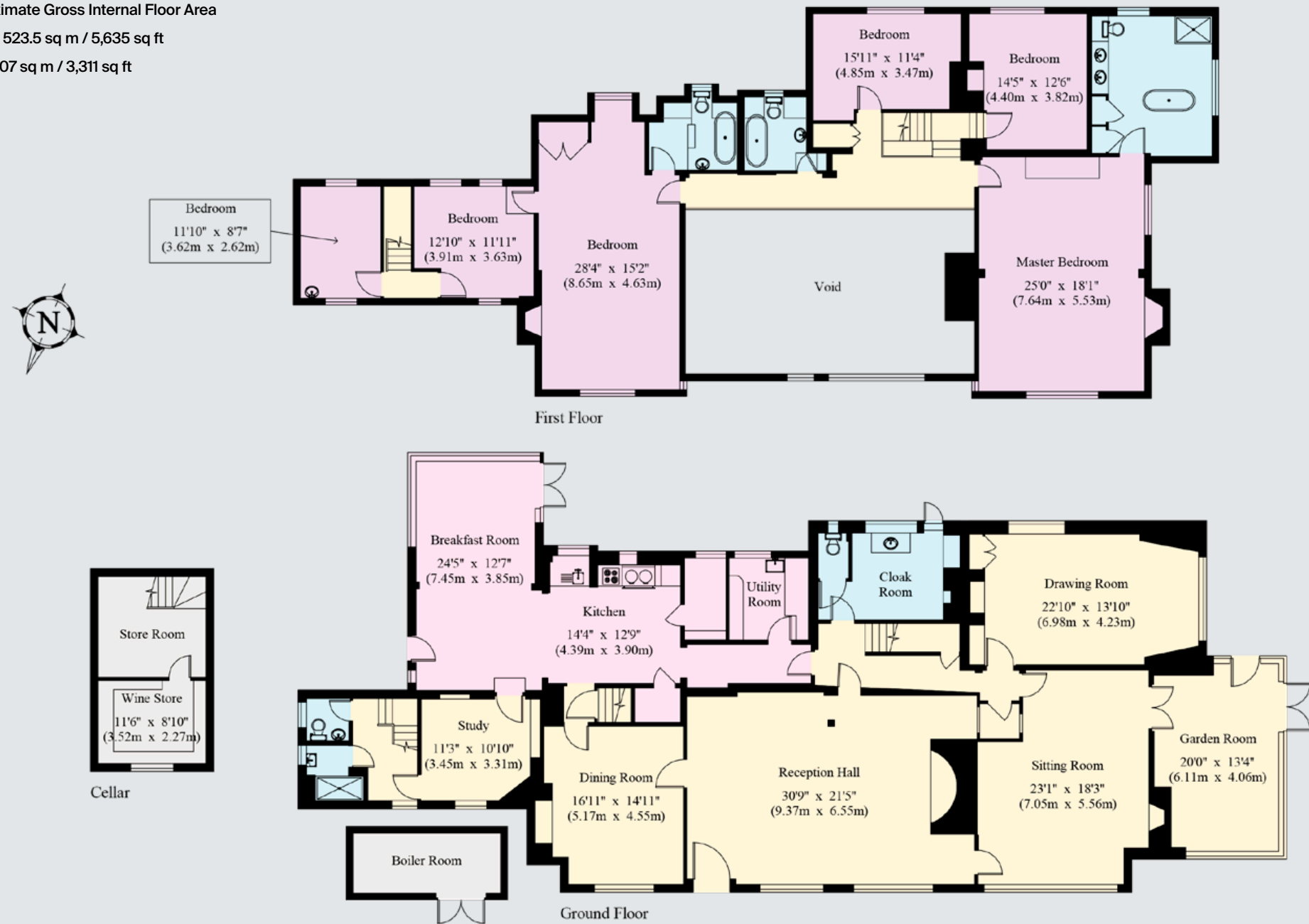






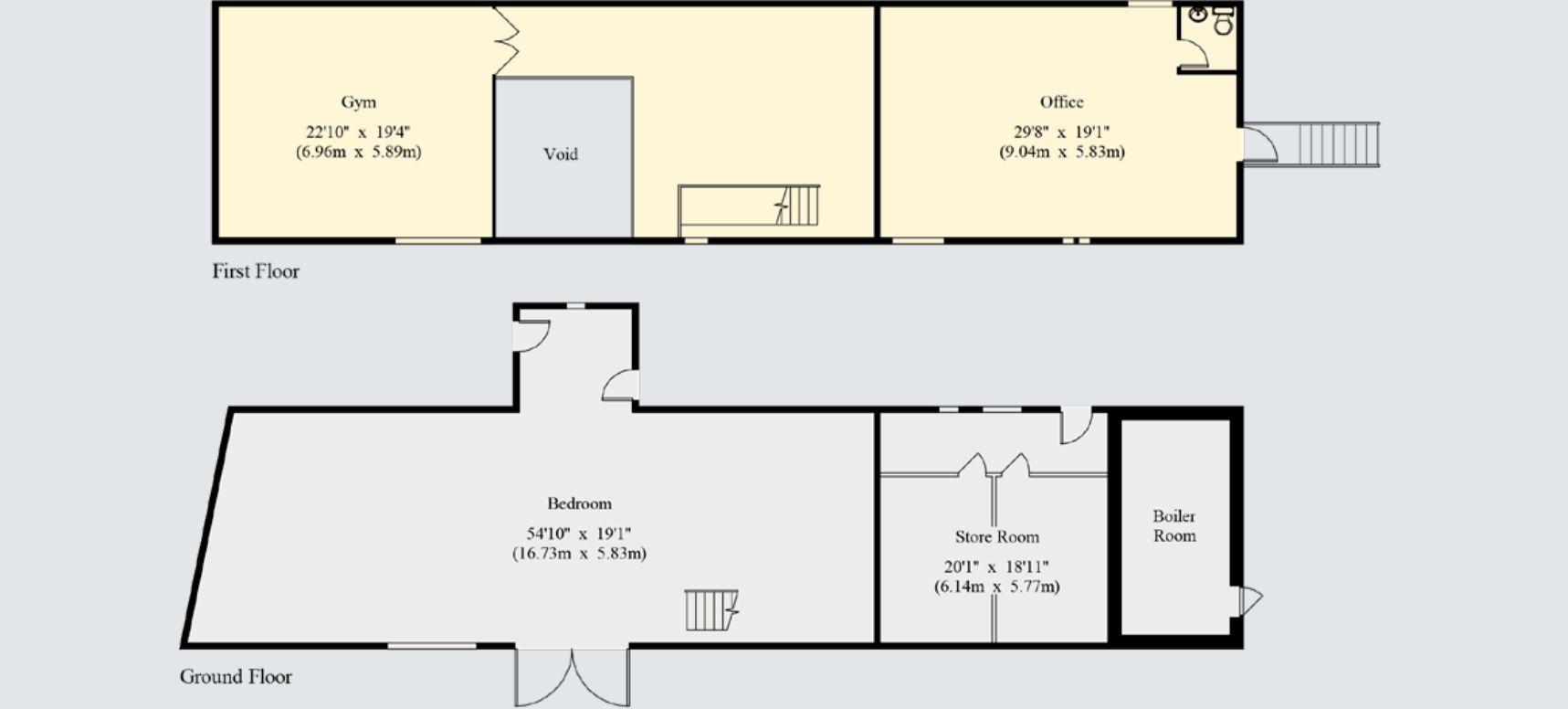
FLOORPLANS

Approximate Gross Internal Floor Area
House: 523.5 sq m / 5,635 sq ft
Barn: 307 sq m / 3,311 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.

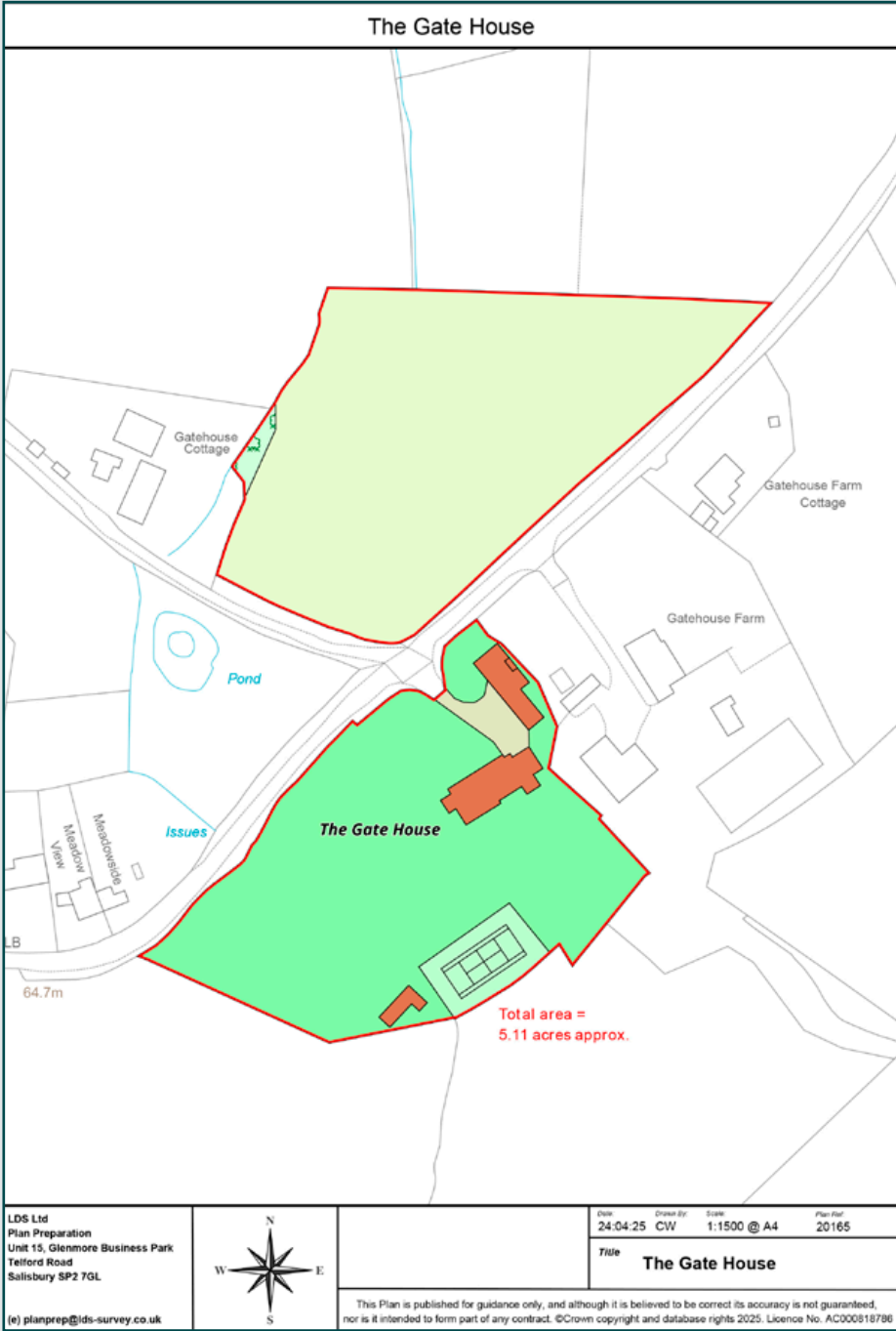
FLOORPLANS





Outside

Outside, electric gates lead to a large driveway and an impressive barn with garaging, a gym, and potential home office. The beautifully landscaped gardens include a tennis court, greenhouse, shed, summer house, and wide herbaceous borders. A 2.5-acre paddock lies across the road, with the total property extending to around 5 acres.



Property Information

Services:
Our clients inform us that the property has oil central heating, mains water and electricity and private drainage.

Tenure:
Freehold.

Local Authority:
Tunbridge Wells Borough Council
01892 526 121

Council Tax:
Band H

EPC:
Band F

Postcode:
TN17 1HL

what3words:
///mega.magpie.grumble

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

**Tunbridge Wells**

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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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2025. Photographs and videos dated April 2025.

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