

Whites Cottage

Bedgebury Road, Goudhurst, Cranbrook, Kent



A most attractive Grade II listed family home with wonderful views over the surrounding countryside

Located in the heart of the popular village of Goudhurst and within the Cranbrook School Catchment Area. Goudhurst 0.2 miles. Cranbrook 5 miles. Marden mainline station 5.3 miles (London Bridge from 47 minutes). Tunbridge Wells 10.2 miles. Tenterden 12.4 miles. Ashford 20.8 miles. London 47 miles.
(All times and distances approximate)



Summary of accommodation

Main House

Ground Floor: Dining Hall | Living Room | Kitchen/Breakfast Room | Boiler Room
Shower Room | Separate w.c. | Study

First Floor: Entrance Hall | Living Room | Sitting Room | Dining Room | Kitchen
Four Bedrooms | Two Bathrooms | Separate w.c.

Second Floor: Three bedrooms

Garden and Grounds

Partially Walled Garden | Victorian Greenhouses | Pond | Small Paddock | Stable | Loose Box
Double Open-Bay Garage with attached Store



Situation

The property is located on the edge of the picturesque village of Goudhurst which is well known for its pretty centre with ancient church, duck pond, period buildings, inns and restaurants.



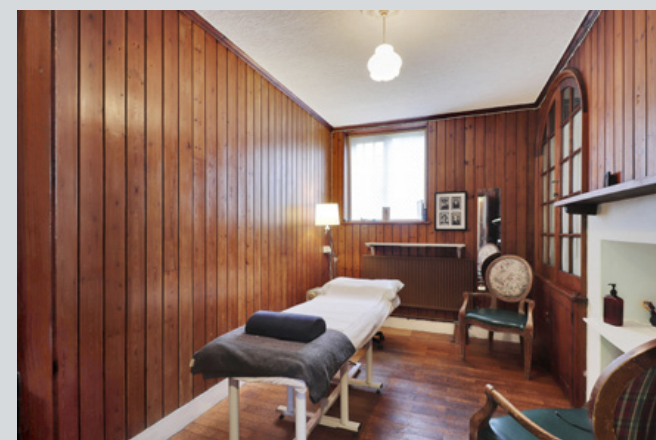
Goudhurst provides a good range of facilities for everyday needs. Further facilities can be found at the larger towns of Cranbrook and Tunbridge Wells.



The property lies within the Cranbrook School Catchment Area. Other notable schools in the area include Bethany (Goudhurst), Dulwich Prep (Cranbrook), St Ronan's and Marlborough House (Hawkhurst), Benenden, Holmewood House Prep (Langton Green), and Skinners (Tunbridge Wells).



Mainline stations can be found at nearby Marden and Tunbridge Wells with a regular service to London.



Whites Cottage

A fabulous Grade II listed family house which is currently used for multi-generational living, providing two separate residential dwellings, but could be used as one large home. The property offers well-proportioned and flexible family accommodation totalling 3713 sq ft, as well as beautiful gardens and grounds with Victorian greenhouses, pond, small paddock and stable.

Internally, the ground floor currently provides a kitchen/ breakfast room with a door to the side. The reception accommodation on this level includes a living room, dining hall and a study with fitted storage. There is also a shower room, w.c. and boiler room.

The first floor is accessed by two separate staircases, one from the kitchen/breakfast room and one off the dining/ entrance hall. The first floor provides four bedrooms, two bathrooms, w.c., kitchen and three reception rooms. Two separate staircases lead to the second floor; one provides access to two bedrooms and the other staircase provides access to one bedroom. There is substantial eaves/attic space between the bedroom accommodation.

Outside

The house is approached via a gated entrance over a gravel driveway leading to the parking area and detached double open bay garage with an attached store. The immediate gardens are partially walled and include an area of lawn, flower borders and a multitude of mature trees, shrubs and plants. The lower garden comprises three substantial Victorian greenhouses/potting shed as well as additional lawned areas, sunken croquet lawn, pond and a small paddock area. There is also a stable and loose box, attached to the house. The property enjoys fantastic views over the surrounding countryside and in all the property extends to just under an acre.



Property Information

Tenure: Freehold

Services: Mains water and electricity. Oil-fired central heating. LPG for cooking. Private drainage (shared Klargesters).

Local Authority: Tunbridge Wells Borough Council
Tel. 01892 526121

Council Tax: Band G

EPC: N/A

Postcode: TN17 2QT

Directions: From Tunbridge Wells, proceed on the A21 towards Hastings. At the Forstal Farm Roundabout, take the first exit onto the A262 and continue for 2.7 miles. Upon reaching Goudhurst, turn right just after the duck pond onto Balcombes Hill (B2079). Continue for 0.2 of a mile and, at the sharp right-hand bend, Whites Cottage will be found directly ahead and is accessed via a driveway to the left of the house (on Maypole Lane).

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

Approximate Gross Internal Area

House: 345.0 sq m / 3713 sq ft

Outbuildings: 162.4 sq m / 1748 sq ft

Total: 507.4 sq m / 5461 sq ft

(excluding eaves & attic space / including stables)

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.



Knight Frank

47 High Street

Tunbridge Wells

TN1 1XL

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Lucy Hallett

01892 515 035

lucyhallett@knightfrank.com

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 April 2025. Photographs and videos dated April 2025.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

