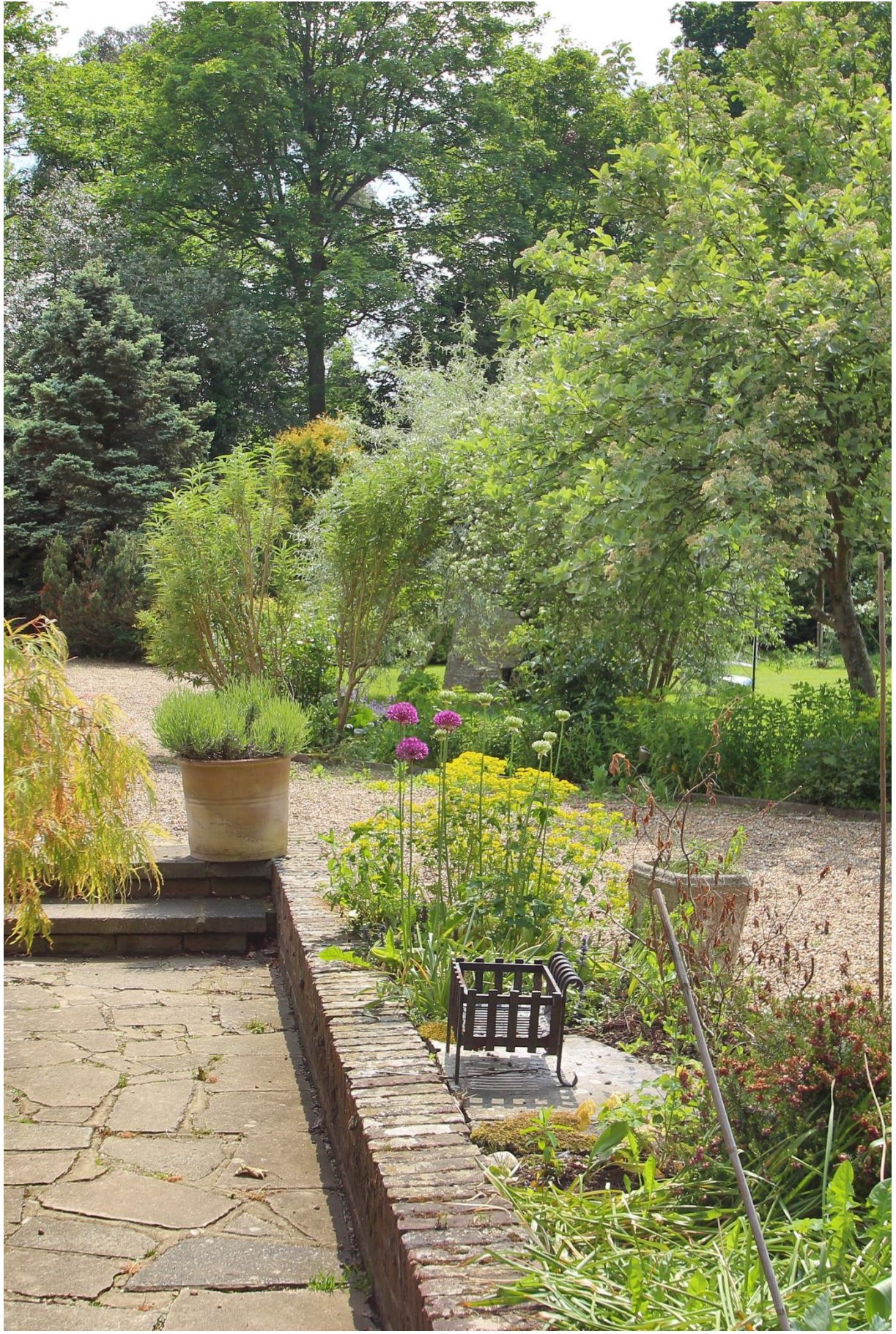




'Our Focus Determines Your Reality'



North Road  
Goudhurst  
Kent  
TN17 1JJ



Sitting Room \* Dining Room \* Family Room \* Study  
Kitchen/Breakfast Room \* Utility Room \* Cloakroom

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Principal Bedroom  
Three Interconnecting Double Bedrooms, One Ensuite  
Family Bath/Shower Room \* Extensive Storage

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Attractive Garden with Terrace \* Boiler Room  
Integral Garage \* Off Road Parking



## WELL-PROPORTIONED DETACHED HOME

A unique and characterful Arts & Crafts style converted barn. Providing a spacious and well proportioned, flexible family home. There is scope to increase the accommodation within the existing property. Sitting in attractive gardens of approximately 3/4 acre, the property is situated in the sought after village of Goudhurst, within walking distance to the village shops and tennis club.

The accommodation consists of an entrance hall, sitting room with fireplace and log burning stove, dining room, family room, study, double aspect kitchen/breakfast room, utility room and cloakroom on the ground floor. On the first floor there is a principal bedroom, three double interconnecting bedrooms, one with ensuite shower room and a family bath and shower room. There is extensive attic storage.

The integral garage and boiler room could be incorporated into the property to create additional accommodation if required.

This home is conveniently situated for access to the A21 and therefore the major road networks with the mainline railway station a short drive away in Marden with direct fast trains to London Bridge.



## GOUDHURST

Goudhurst is popular for many reasons, one of which is its location within the Cranbrook School Catchment Area.

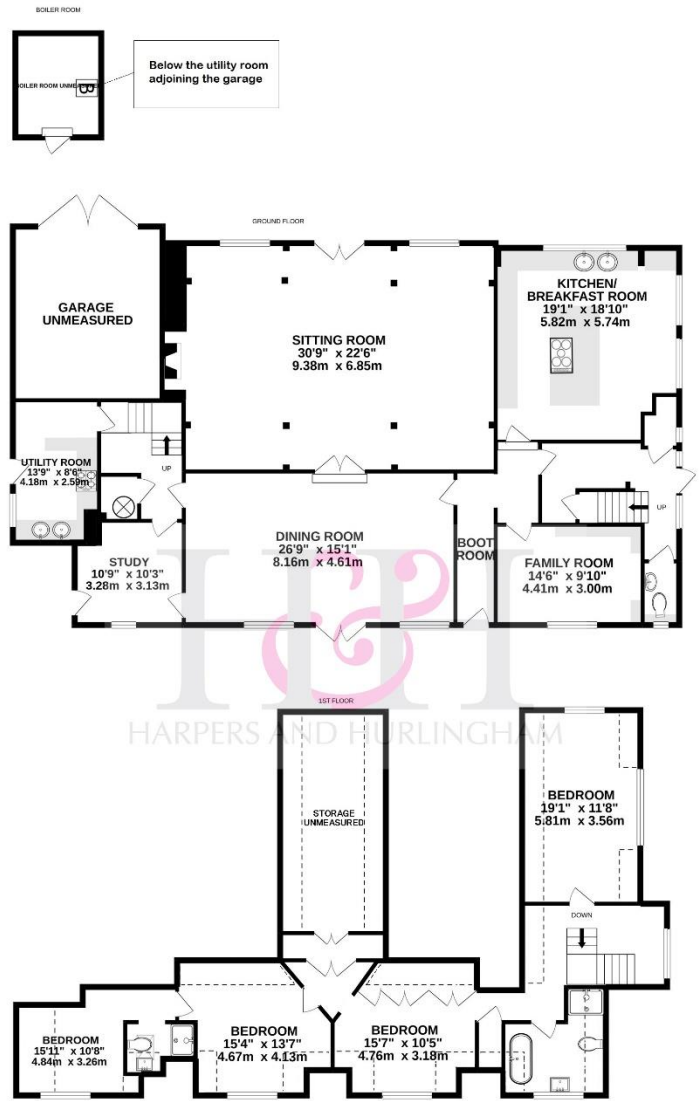
The village offers a wide variety of shops including a bakers, a pharmacy, a newsagents incorporating a Post Office, two hairdressers, a doctors' surgery, a veterinary surgery and local pubs offering good food.

## SCHOOLS AND CONNECTIONS

The local primary school enjoys an excellent reputation having recently achieved an outstanding Ofsted report and in addition to this and Cranbrook School there are other excellent schools, notably Bethany, Benenden School, Marlborough House, St. Ronan's, and Dulwich Prep School as well as the Boys' and Girls' Grammar Schools in Tonbridge and Tunbridge Wells.

The Mainline stations at nearby Paddock Wood, Marden and Staplehurst offer regular trains into London. The A21 provides access to the M25 Motorway to the North and South.





TOTAL APPROX. INTERNAL USABLE FLOOR AREA (excluding attached garage, boiler room and unmeasured storage) 3,035SQ.FT. (282SQ.M.)  
 (no guarantee is given to the square footage of the property, the figure shown is for initial guidance only)

(please note that the fixtures and fittings are not necessarily included in the sale)  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## SERVICES

Mains electricity, water and drainage. Oil fired central heating.

EPC Rating: E

Tunbridge Wells Borough Council - Council Tax Band F

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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