



'Our Focus Determines Your Reality'



Bedgebury Road
Goudhurst
Kent
TN17 2QT



Sitting Room * Study * Dining Room * Kitchen * Breakfast Room
Shower Room * Cloakroom * Boiler Room * Stable * Loose Box

Entrance Hall * Living Room * Sitting Room * Dining Room
Kitchen * Seven Double Bedrooms * Two Bathrooms * Separate W.C.

Partially Walled Garden * Victorian Greenhouses * Cold Frame
Pond * Double Garage * Garden Store * Off-Road Parking



VERSATILE GRADE II LISTED FAMILY HOME

Believed to date from 1907, this striking Grade II Listed property is full of character and offers substantial, versatile, well-proportioned accommodation. Currently configured to provide multi-generational living, the house can as easily provide a stunning family home. Sitting in grounds of approximately 0.9 acres including a partially walled garden and Victorian greenhouses with far reaching views, the property is situated on a country lane on the edge of the sought after village of Goudhurst.

The current layout provides a ground floor consisting of a double aspect, split-level sitting room with parquet flooring, fireplace with log burning stove and doors opening to the garden, double aspect dining room with doors to the garden, study, fitted kitchen opening into a breakfast room with log burning stove, cloakroom, shower room and boiler room. Also, on the ground floor, there is a double aspect stable with cobbled floor and a loose box both ideal for incorporating into the accommodation, subject to any necessary planning requirements.

Two staircases lead to the first floor which has its own entrance hall and consists of a living room with fireplace and log burning stove, a dining room, sitting room and fitted kitchen: four double bedrooms, two bathrooms and separate w.c.





On the second floor, there are two double bedrooms accessed via one staircase, and a third double bedroom accessed via a second staircase, in between there is an area of eaves/attic space.

Outside the property sits in approximately 0.9 acres. A gated entrance opens onto a gravel driveway which leads to the detached double cart lodge with attached garden store and provides additional parking. The garden is designed in two different areas. The area immediately adjoining the house, which is partially walled, laid predominantly to lawn with mature, well-established planting, pond, and a terrace from which to enjoy the far-reaching view.

Beyond the garaging, double gates in the Victorian wall open to a lower garden with the stunning Victorian greenhouses, potting shed, and cold frame. The lower garden is also partially walled and laid to lawn with mature well-established flower and shrub beds, a variety of trees and a sunken croquet lawn with attractive retaining wall.



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 baker's, a pharmacy, a newsagent incorporating a Post Office, two hairdressers, a doctors' surgery, a veterinary surgery and local pubs offering good food.

SCHOOLS AND CONNECTIONS

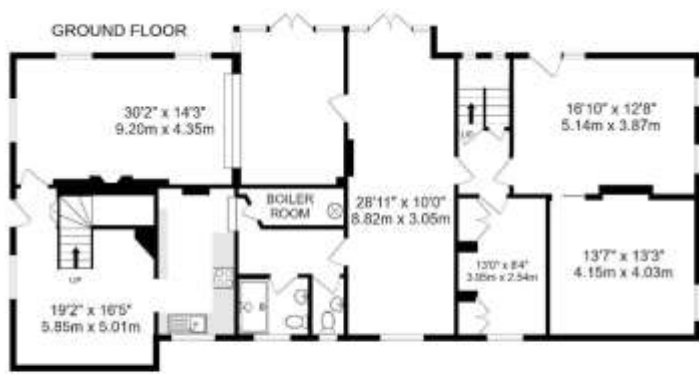
The local primary school enjoys an excellent reputation having recently achieved an outstanding Ofsted report and in addition to this and Cranbrook School there are other excellent schools, notably Bethany, Benenden School, Marlborough House, St. Ronan's and Dulwich Prep School as well as the Boys' and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

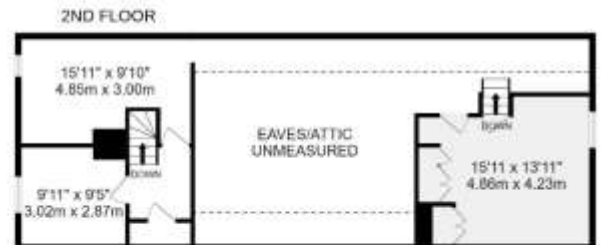








APPROXIMATE INTERNAL FLOOR AREA 3,713SQ.FT. (345.0SQ.M.)
 (no guarantee is given to the square footage of the property; the figure shown is for initial guidance only)
 (not to scale - for layout purposes only)
 (please note that the fixtures and fittings are not necessarily included in the sale)
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 and water. Oil fired central heating. Shared Klargester Sewage Treatment Plant. LPG for cooker and hob.

Private unadopted road, no costs.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: n/a

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



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com