



'Our Focus Determines Your Reality'



Cranbrook Road
Goudhurst
Kent
TN17 1DR



Entrance Lobby * Sitting Room * Kitchen/Dining Room
Utility Room * Cloakroom

Principal Bedroom * Three Further Bedrooms, Two Interconnect
Family Bath/Shower Room

Enclosed Garden * Garage * Workshop * Off Road Parking



UNIQUE DETACHED FAMILY HOME

Architect designed and built in the 1930s, this unique family home is a fusion of architectural styles; sitting back from the road in a convenient location on the outskirts of the sought after village of Goudhurst.

The accommodation consists of an entrance lobby, double aspect sitting room with fireplace and log burning stove, double aspect kitchen/dining room with door to the outside, a utility room and cloakroom on the ground floor.

On the first floor there is a double aspect principal bedroom, two further bedrooms, one of which has a door opening onto the staircase to the second floor, double bedroom, and a family bath/shower room.

Outside the gated drive adjoins the front garden which is laid to gravel with mature flower and shrub beds and established hedging shielding the property from the road; there is an EV charger which extends to the whole area. On the roadside of the hedge there is a further area of off road parking. To the rear an elevated terrace adjoins the lawn which is again bordered with established hedging, close slat wooden fencing and flower and shrub beds. A door opens from the garden into the garage and there is also a workshop.

The property benefits from being within walking distance of the well-regarded Goudhurst Primary School and is within the catchment area for the renowned Cranbrook School.



GOUDHURST

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

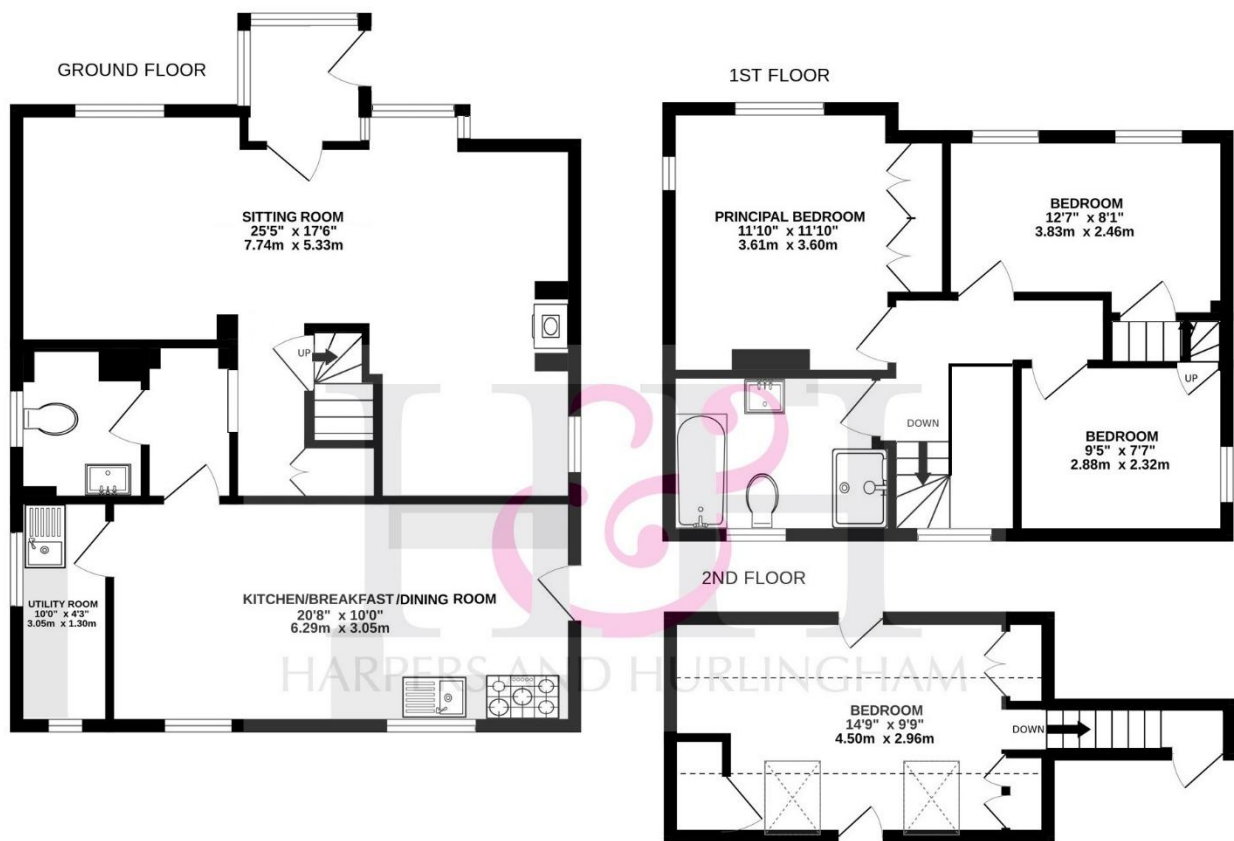
The village offers a wide variety of shops including a bakers, a pharmacy, a newsagents incorporating a Post Office, two hairdressers, a doctors' surgery, a veterinary surgery and local pubs offering good food.

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, St. Ronan's and Dulwich 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 APPROXIMATE INTERNAL FLOOR AREA 1,246.5SQ.FT. (115.8SQ.M.)
 (no guarantee is given to the square footage of the property; the figure shown is for initial guidance)
 (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, 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. LPG for cooking. Fibre broadband connected. EV charging point.

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: E

The school buses serving Cranbrook School and High Weald Academy both stop outside the property.

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

