



‘Our Focus Determines Your Reality’



West Road
Goudhurst
Kent
TN17 1AA



Sitting Room * Kitchen/Dining/Family Room
Ground Floor Shower Room

Principal Bedroom with Balcony
Further Double Bedroom with Juliette Balcony * Shower Room

Delightful Courtyard Garden * Integral Garage



STUNNING DETACHED BARN CONVERSION

Occupying a tucked away central village location, with views, this stunning converted barn provides stylish open plan living, a feature of which is a wraparound balcony. A further feature is the delightful courtyard garden so that inside is complemented by outside.

The ground floor consists of a double aspect sitting room, a double aspect, open-plan kitchen/dining/family room with AGA log burning stove and concertina doors opening to the garden, there is also a ground floor shower room.

On the first floor there is a triple aspect principal bedroom with a feature slipper bath in an alcove and door to a wraparound balcony enjoying views over the countryside, a further double bedroom with Juliette balcony and a family shower room.

Outside there are a delightful courtyard garden and an integral garage with a door opening into the sitting room.

Ideally situated for the catchment areas of both Cranbrook School and the well-regarded Goudhurst primary, the barn is also within walking distance of the village amenities.



GOUDHURST

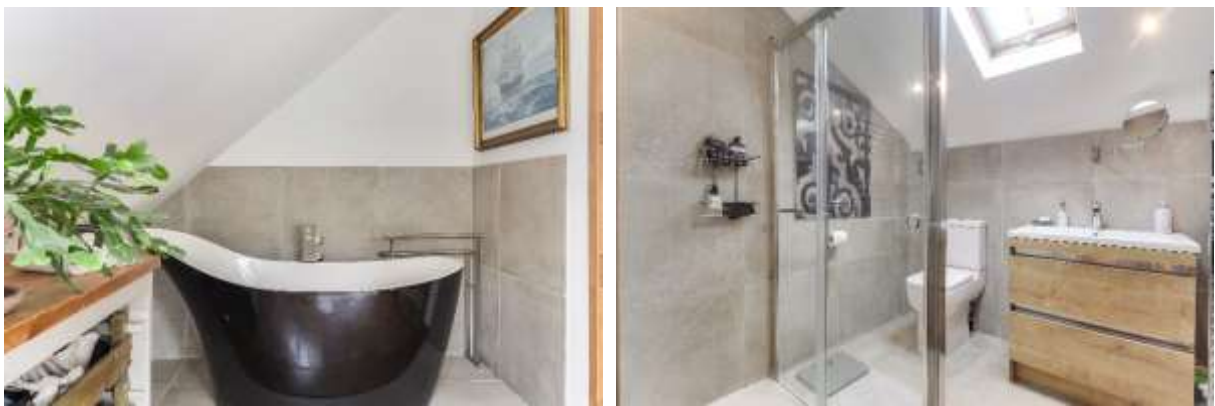
Goudhurst is popular for many reasons, one of which is its location within the Cranbrook School Catchment Area.

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

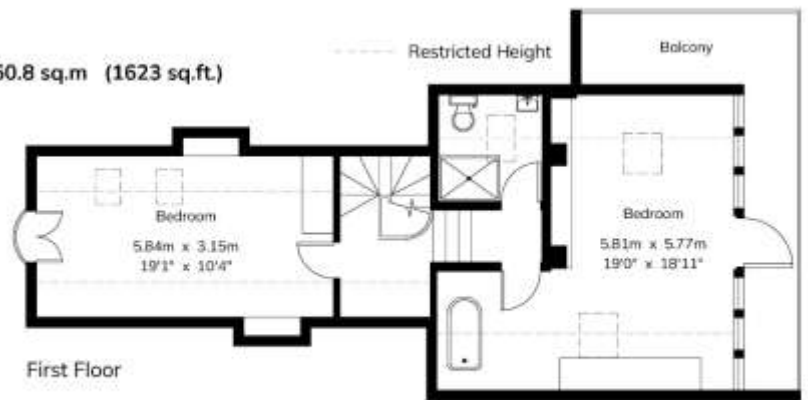
The local primary school enjoys an excellent reputation having recently achieved an outstanding Ofsted report and in addition to this and Cranbrook School there are other excellent schools, notably Bethany, Benenden School, St. Ronan's, and Dulwich School as well as the Boys' and Girls' Grammar Schools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



Pinehurst Barn

Gross Internal Area : 150.8 sq.m (1623 sq.ft.)
(Including Garage)



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SERVICES

Mains electricity and water. Air Source Heat Pump heating, electric radiators in shower rooms, AGA Log Burner. Klargester located in woodland opposite the barn on land owned by neighbour.

Private road recently resurfaced. Shared cost of Klargester.

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: C

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