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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 02nd October 2025



BACK LANE, GOUDHURST, CRANBROOK, TN17

OIRO: £650,000

Martin & Co Tunbridge Wells

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Introduction Our Comments



THE PROPERTY

Amberley House extends to approximately 1,354 sq. ft. and is arranged over two floors. The ground floor provides a welcoming entrance hallway, cloakroom/WC and two well-proportioned reception rooms: a 15'11" x 12'3" living room with feature fireplace, and a 10'5" x 10'5" dining room. The fitted kitchen (12'0" x 10'4") offers direct access to the garden and scope for updating. Upstairs, the accommodation comprises three bedrooms, including a principal bedroom (19'3" x 10'2") with fitted wardrobes and its own en-suite WC. The two further bedrooms are served by a family bathroom. Additional built-in storage and eaves cupboards provide practical space.

OUTSIDE SPACE

The property enjoys a private rear garden, mainly laid to lawn with mature borders and plenty of potential for landscaping. To the front, there is off-road parking, large front garden area with potential to create a further enclosed garden, leading to a detached double garage (16'6" x 17'5") with electric door. Further storage areas are incorporated externally, adding to the home's functionality.

LOCAL AREA

Set on quiet Back Lane, Amberley House is ideally located in the sought-after village of Goudhurst, renowned for its quintessential Kentish character and strong sense of community. The village provides local shops, cafés and pubs, with wider amenities in Cranbrook and Tunbridge Wells. Families benefit from access to well-regarded schools including Goudhurst & Kilndown Primary and Bethany School. For commuters, Marden and Paddock Wood stations offer direct services to London, while the A21 provides road links to the M25.

Key Features

Detached three-bedroom house with character and potential

Approx. 1,354 sq. ft. of accommodation across two floors

Spacious living room and separate dining room

Fitted kitchen with access to garden

Principal bedroom with wardrobes and en-suite WC

Family bathroom plus ground-floor cloakroom/WC

Excellent built-in storage throughout

Mature garden with scope for landscaping

Detached double garage with electric door and off-road parking

Peaceful village setting in highly sought-after Goudhurst

Property **Overview**





Property

Detached Type:

Bedrooms:

Plot Area: 0.15 acres **Council Tax:** Band F **Annual Estimate:** £3,390 **Title Number:** K776605

OIRO: £650,000 Tenure: Freehold

Local Area

Local Authority: Kent

Conservation Area: Goudhurst Conservation

Area

Flood Risk:

Rivers & Seas Very low Surface Water Very low **Estimated Broadband Speeds**

(Standard - Superfast - Ultrafast)

18

1800

mb/s

mb/s





Mobile Coverage:

(based on calls indoors)













Satellite/Fibre TV Availability:













Planning History **This Address**



Planning records for: Back Lane, Goudhurst, Cranbrook, TN17

Reference - 96/01751/SUB

Decision: Decided

Date: 01st November 1996

Description:

Schedule of external materials submitted in accordance with Condition 2 of TW/94/0551

Reference - 14/00244/HOUSE

Decision: Decided

Date: 30th January 2014

Description:

Lean-to conservatory at side

Reference - 96/01752/SUB

Decision: Decided

Date: 01st November 1996

Description:

Landscaping details to comply with Condition 3 of TW/94/0551

Reference - 18/02042/TCA

Decision: Decided

Date: 26th June 2018

Description:

Trees in a Conservation Area notification: Conifer (T1) - Reduce canopy by up to 25%; Yew (T2) - Prune Lowest branch over road; Horse Chestnut (T3) - Prune lowest branch crossing the boundary

Planning History **This Address**



Planning records for: Back Lane, Goudhurst, Cranbrook, TN17

Reference - 94/00551/FUL

Decision: Decided

Date: 06th May 1994

Description:

Erection of detached house and garage























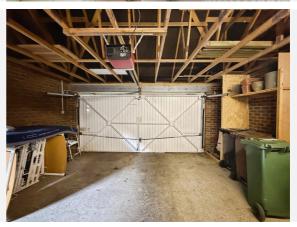
















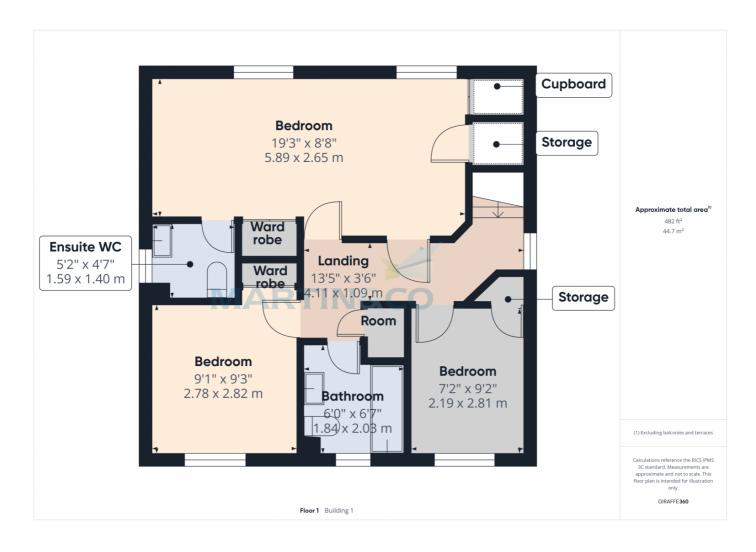






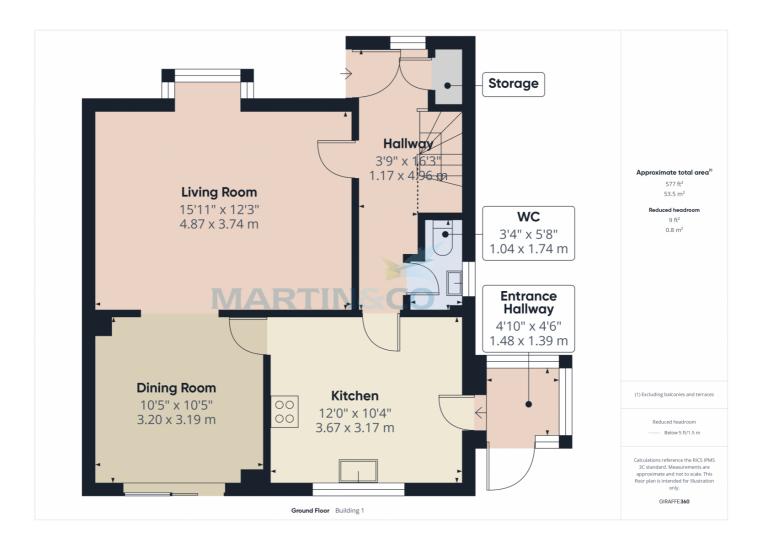






















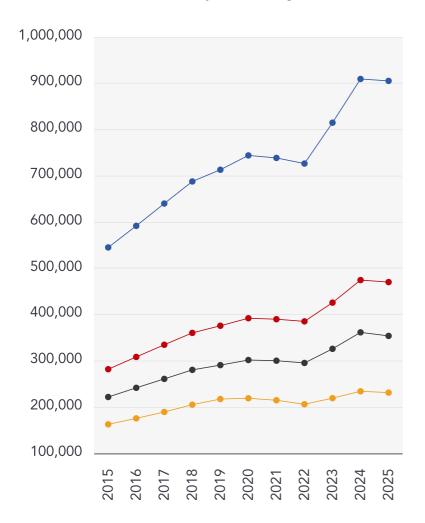


Market

House Price Statistics



10 Year History of Average House Prices by Property Type in TN17





Maps Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- × Adit
- X Gutter Pit
- × Shaft

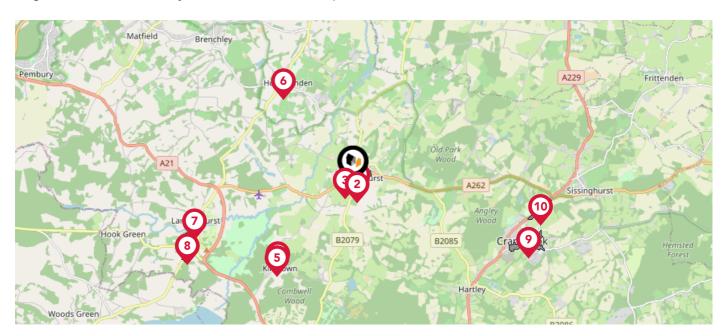
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.

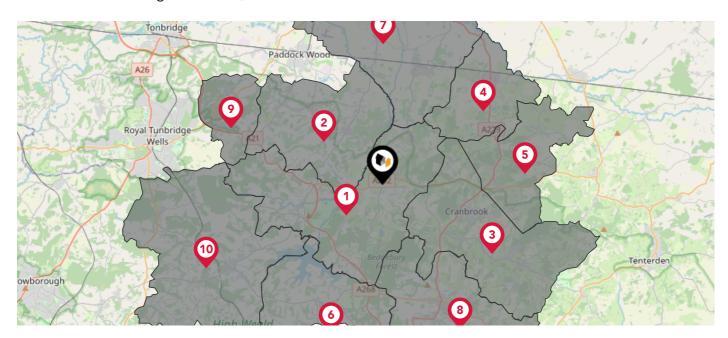


Nearby Conservation Areas			
1	Goudhurst Conservation Area		
2	Goudhurst Conservation Area		
3	Goudhurst Conservation Area		
4	Kilndown Conservation Area		
5	Kilndown Conservation Area		
6	Horsmonden Conservation Area		
7	Lamberhurst Conservation Area		
8	Lamberhurst Down Conservation Area		
9	Cranbrook Conservation Area		
10	Wilsley Conservation Area - Cranbrook		

Maps **Council Wards**



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

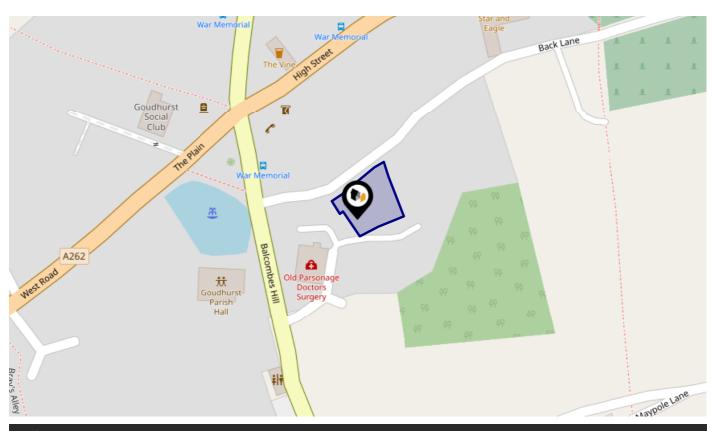


Nearby Council Wards			
1	Goudhurst and Lamberhurst Ward		
2	Brenchley and Horsmonden Ward		
3	Benenden and Cranbrook Ward		
4	Staplehurst Ward		
5	Frittenden and Sissinghurst Ward		
6	Hurst Green & Ticehurst Ward		
7	Marden and Yalding Ward		
8	Hawkhurst and Sandhurst Ward		
9	Pembury Ward		
10	Frant & Wadhurst Ward		

Maps Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

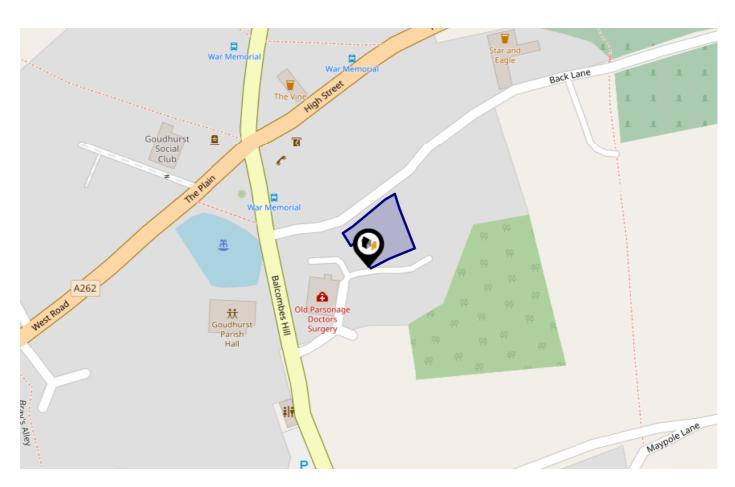
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	75.0+ dB	
4	70.0-74.9 dB	
3	65.0-69.9 dB	
2	60.0-64.9 dB	
1	55.0-59.9 dB	

Flood Risk Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk -** an area in which the risk is below 1 in 1000 (0.1%) in any one year.

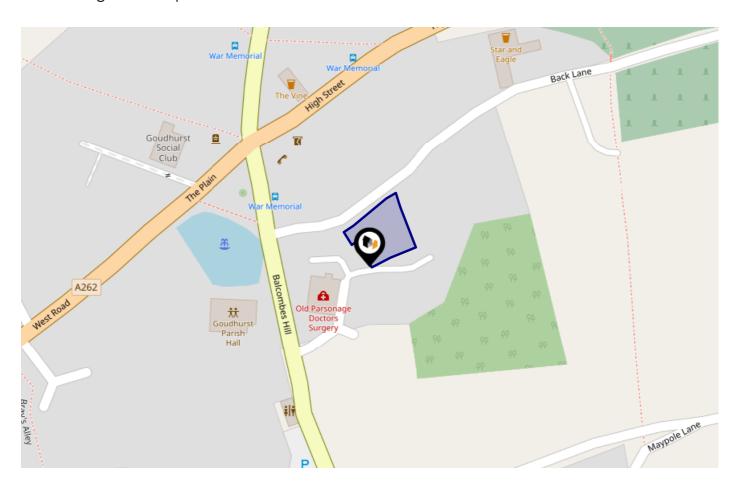


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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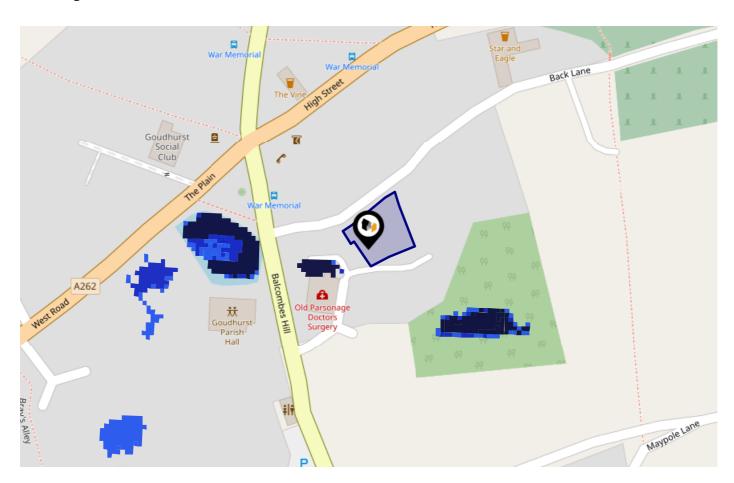




Flood Risk **Surface Water - Flood Risk**



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Very low

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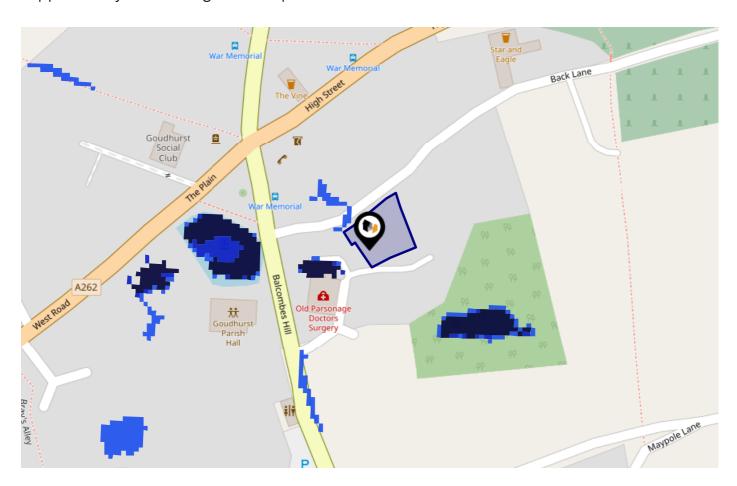


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

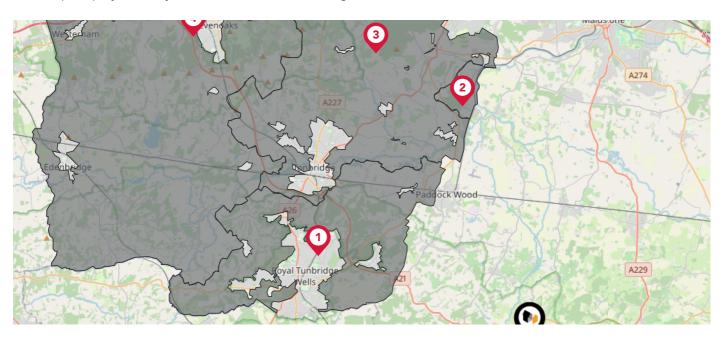
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Maps **Green Belt**



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land





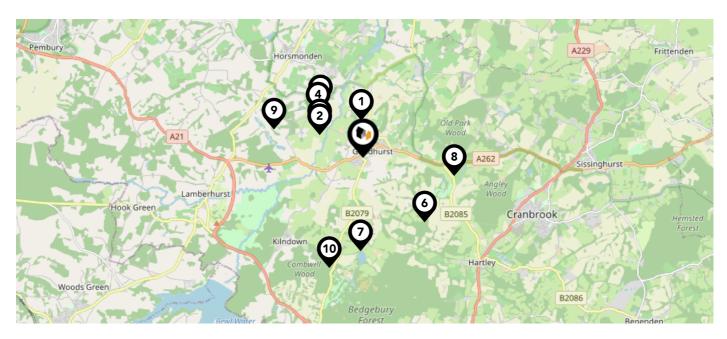


London Green Belt - Sevenoaks

Maps Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.

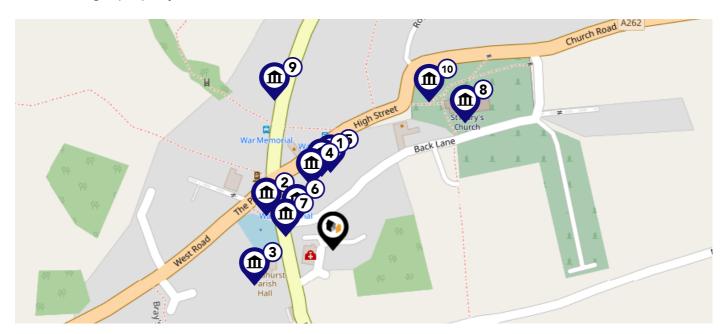


Nearby	Landfill Sites	
1	Shear Farm-Tunbridge Wells, Kent	Historic Landfill
2	Smallbridge-Smallbridge Road, Tunbridge Wells, Kent	Historic Landfill
3	Land Adjoining Disused Railway-Park Farm, Horsmonden, Tonbridge, Kent	Historic Landfill
4	Nevergood-Horsmonden, Tunbridge Wells, Kent	Historic Landfill
5	Nevergood-Horsmonden, Tunbridge Wells, Kent	Historic Landfill
6	Rack Wood-South East of Goudhurst, Kent	Historic Landfill
7	Bedgebury-Bedgebury Park, Bedgebury, Kent	Historic Landfill
8	Four Wents-By AQ262, Flishinghurst, Tunbridge Wells, Kent	Historic Landfill
9	Nine Acre-Horsmonden, Tunbridge Wells, Kent	Historic Landfill
10	Park Wood-Priors Heath, Tunbridge Wells, Kent	Historic Landfill

Maps **Listed Buildings**



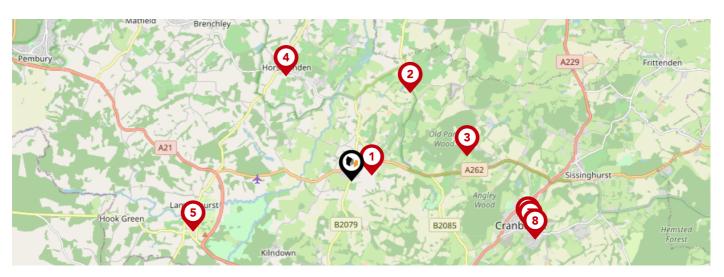
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed B	uildings in the local district	Grade	Distance
	1299064 - Fountain House	Grade II	0.0 miles
(m)2	1334373 - Water Trough On The Plain	Grade II	0.0 miles
m 3	1084654 - The Village Hall	Grade II	0.0 miles
(m) 4	1338721 - Bruton House, Burgess Store And Goudhurst Antiques And Interiors	Grade II	0.0 miles
m 5	1084675 - Bank House	Grade II	0.0 miles
6	1084653 - Forge House And Railed Forecourt	Grade II	0.0 miles
(m) ⁷	1338709 - Goudhurst Butchers, House Attached And Rear Courtyard	Grade II	0.0 miles
6 8	1338671 - Church Of St Mary	Grade I	0.1 miles
(m)9	1338706 - Cliffe Cottages, 4 North Road	Grade II	0.1 miles
(10)	1084729 - Row Of 3 Headstones, About 20 Metres North West Of Church Of St Mary	Grade II	0.1 miles

Area **Schools**





		Nursery	Primary	Secondary	College	Private
1	Goudhurst and Kilndown Church of England Primary School Ofsted Rating: Outstanding Pupils: 212 Distance:0.39		✓			
2	Bethany School Ofsted Rating: Not Rated Pupils: 361 Distance:1.96			\checkmark		
3	Colliers Green Church of England Primary School Ofsted Rating: Good Pupils: 112 Distance:2.2		\checkmark			
4	Horsmonden Primary Academy Ofsted Rating: Good Pupils: 188 Distance:2.31		✓			
⑤	Lamberhurst St Mary's CofE (Voluntary Controlled) Primary School Ofsted Rating: Good Pupils: 209 Distance:3.1		\bigcirc			
6	Cranbrook Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:3.39		\checkmark			
7	Belle Vue School Ofsted Rating: Outstanding Pupils: 60 Distance: 3.45			\checkmark		
8	Cranbrook School Ofsted Rating: Good Pupils: 908 Distance: 3.58			V		

Area **Schools**

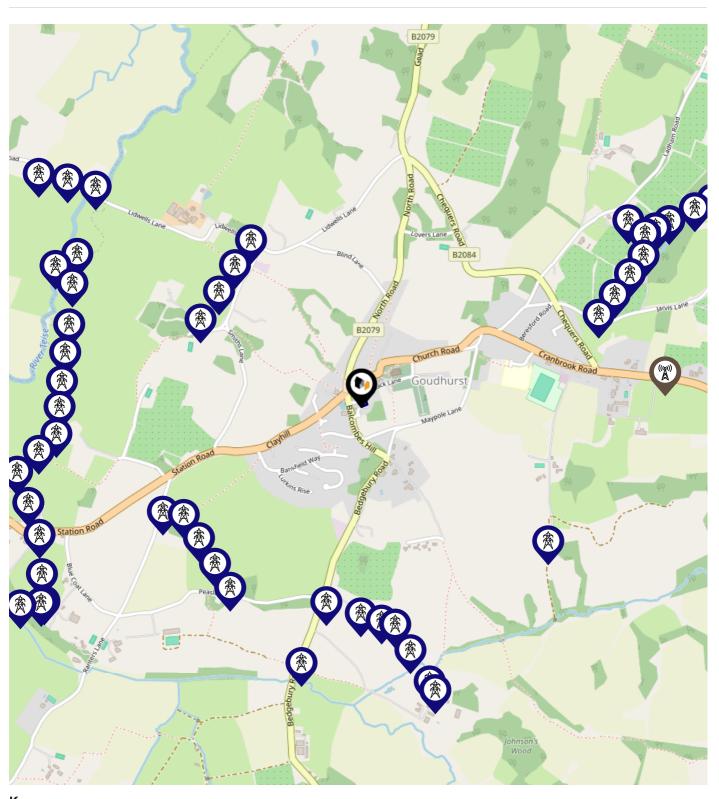




		Nursery	Primary	Secondary	College	Private
9	Brenchley and Matfield Church of England Primary School Ofsted Rating: Good Pupils: 195 Distance:4					
10	Sissinghurst Voluntary Aided Church of England Primary Schoo Ofsted Rating: Requires improvement Pupils: 166 Distance: 4.15		$\overline{\checkmark}$			
11)	Marden Primary Academy Ofsted Rating: Good Pupils: 293 Distance:4.39		\checkmark			
12	The Dulwich School Cranbrook Ofsted Rating: Not Rated Pupils: 398 Distance:4.48			\checkmark		
13	Marlborough House School Ofsted Rating: Not Rated Pupils: 236 Distance:4.76			\checkmark		
14	Ticehurst and Flimwell Church of England Primary School Ofsted Rating: Good Pupils: 116 Distance: 4.91		\checkmark			
(15)	Mascalls Academy Ofsted Rating: Good Pupils: 1320 Distance: 5.09			\checkmark		
16	Hawkhurst Church of England Primary School Ofsted Rating: Good Pupils: 191 Distance:5.17		\checkmark			

Local Area Masts & Pylons





Key:

Power Pylons

Communication Masts

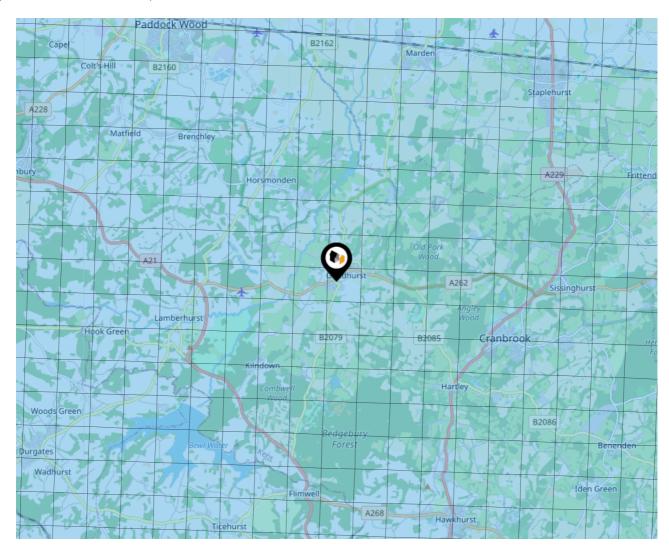


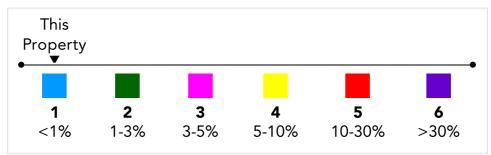
Environment Radon Gas



What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).

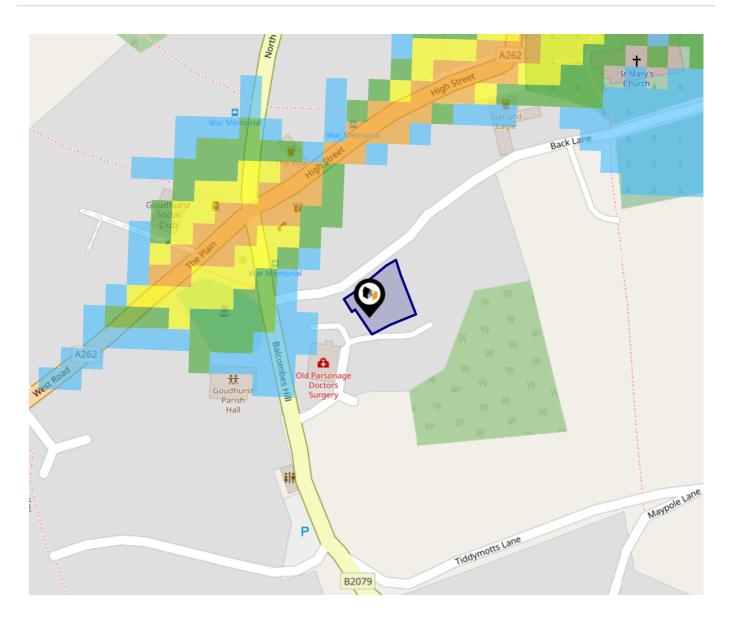






Local Area Road Noise





This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

75.0+ dB

70.0-74.9 dB

65.0-69.9 dB

60.0-64.9 dB

55.0-59.9 dB

Environment **Soils & Clay**

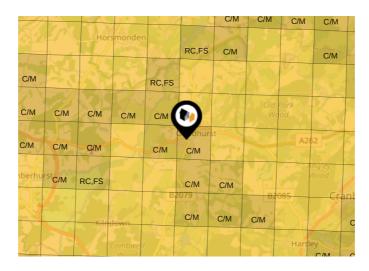


Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content: VARIABLE(LOW) Soil Texture: CLAY TO LOAM

Parent Material Grain: ARGILLACEOUS Soil Depth: DEEP

Soil Group: HEAVY TO MEDIUM



Primary Classifications (Most Common Clay Types)

C/M Claystone / Mudstone

FPC,S Floodplain Clay, Sand / Gravel

FC,S Fluvial Clays & Silts

FC,S,G Fluvial Clays, Silts, Sands & Gravel

PM/EC Prequaternary Marine / Estuarine Clay / Silt

QM/EC Quaternary Marine / Estuarine Clay / Silt

RC Residual Clay

RC/LL Residual Clay & Loamy Loess

RC,S River Clay & Silt

RC,FS Riverine Clay & Floodplain Sands and Gravel
RC,FL Riverine Clay & Fluvial Sands and Gravel

TC Terrace Clay

TC/LL Terrace Clay & Loamy Loess

Area

Transport (National)





National Rail Stations

Pin	Name	Distance
1	Marden Rail Station	4.57 miles
2	Marden Rail Station	4.57 miles
3	Staplehurst Rail Station	5.67 miles

Transport (Local)





Bus Stops/Stations

Pin	Name	Distance
1	War Memorial	0.07 miles
2	Peasley Lane	0.46 miles
3	Beresford Road	0.37 miles
4	Lidwells Lane	0.59 miles
5	The Goudhurst Inn	0.52 miles



Local Connections

Pin	Name	Distance
1	Bodiam (Kent & East Sussex Railway)	8.73 miles
2	Tunbridge Wells West (Spa Valley Railway)	8.98 miles



Ferry Terminals

Pin	Name	Distance
1	West Street Pier	23.34 miles



Martin & Co Tunbridge Wells **About Us**





Martin & Co Tunbridge Wells

Here at Martin & Co Tunbridge Wells, we're proud to have been providing specialist advice and guidance across all areas of the residential property market to the communities of Tunbridge Wells, Southborough, Rusthall, Langton Green, Crowborough, and Pembury since 2009.

Franchisee David Rogers brings over thirty years' experience within the industry, encompassing everything from estate agency and property management, to new build development, and is a member of the Association of Residential Lettings Agency (ARLA) and the National Association of Estate Agents (NAEA).



Martin & Co Tunbridge Wells Testimonials



Testimonial 1



We dealt with David from Martin and Co, when we were buying our family home during this pandemic. Despite David representing the seller and not us, we were impressed with David's efficiency, politeness and understanding of people. I feel with David's help, the purchase went much smoother and the process was much quicker than we expected. David is very professional and prompt in dealing with any query you have.

Testimonial 2



Happy to vouch for Martin & Co as both Sales and Lettings. Managed the renting of my property very well. David and the rest of his team were always available and quick to respond. Would definitely highly recommend. Personalized property portal for managing the rental very efficient. Same applies to sales.

Testimonial 3



We had a fantastic experience with Martin & Co in Tunbridge Wells. We were impressed by their reasonable rates, quick responses and the efforts which they went to in marketing our property – the 360 degree photo tour which they created was fantastic. A huge bonus for us is that Martin & Co don't try to sell financial products, which means that their only motivation is to sell the property to the best buyer. A big thank you to David for all your hard work.



/Martin-Co-Tunbridge-Wells



/mac_tunbridge_w



Martin & Co Tunbridge Wells Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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