






TRIGGS OAST

CRANBROOK ROAD, GOUDHURST, CRANBROOK, KENT



A WONDERFUL OAST HOUSE WITH
STUNNING PANORAMIC VIEWS AS WELL AS
A DETACHED ANNEXE, GARAGING AND
JUST OVER EIGHT ACRES.

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Tenure: Freehold
Local Authority: Tunbridge Wells Borough Council
Council Tax: G
Services: Mains water and electricity. Ground source heat pump heating. Private drainage.
Postcode: TN17 1DP
www.what3words.com/testers.collect.marketing



SITUATION

The property is situated in an idyllic rural position within the High Weald National Landscape Area with far-reaching panoramic views, yet only half a mile from the beautiful Wealden village of Goudhurst which is well known for its pretty centre with period buildings, duck pond, inns and restaurants. Tunbridge Wells provides an extensive range of shopping, commercial, recreational and cultural facilities, as well as a mainline station. Train services to London are also available from Marden, Staplehurst and Paddock Wood. There is an excellent choice of schooling in the area, in both the state and private sectors, and the property lies within the Cranbrook School Catchment Area. Leisure facilities in the area include golf at Lamberhurst, Dale Hill and Tunbridge Wells; sailing and water sports at Bewl Water and on the south coast; walking and cycling in the surrounding countryside and at nearby Bedgebury Pinetum and Hemsted Forest. In addition, a host of famous properties and monuments lie within a short distance including Scotney Castle, Sissinghurst Castle Gardens, Bodiam Castle and Leeds Castle.

Distances:

Goudhurst 0.5 of a mile. Cranbrook 4.7 miles. Marden 5.6 miles (London Bridge from 47 minutes). Paddock Wood 8 miles (London Bridge from 44 minutes). Tunbridge Wells 11 miles. (Distances and times are approximate).





THE PROPERTY

Triggs Oast is a wonderful unlisted converted twin roundel oast house which offers beautifully presented accommodation, set in an idyllic rural position with stunning far-reaching views. The property offers extremely versatile family space, totalling 4846 square feet, which includes a detached garage/annexe providing excellent ancillary accommodation.

The oast house comprises a fabulous double aspect open-plan living room /dining room/ kitchen with an attractive wood burner and French doors opening out to a substantial paved terrace enjoying lovely rural views. The superbly appointed kitchen has a range of modern bespoke units with integrated appliances, a breakfast bar and walk-in pantry. Off the kitchen there is also a study/playroom as well as a useful utility room, cloakroom, boot room and spacious laundry/secondary kitchen. An inner hall gives access to the two reception rooms located in the oast roundels, namely a library and sitting room, both of which have French doors opening out to a side terrace with stunning views.

On the first floor, there are five bedrooms, two of which have en suite bath/shower rooms, and a family bathroom. One of the bedrooms benefits from an en suite dressing room with double doors opening onto a spacious decked balcony taking advantage of the incredible views over the gardens and rolling countryside beyond. Two of the bedrooms also have access to eaves storage.





ANNEXE AND GARAGING

Adjacent to the main oast house there is a detached converted barn annexe which provides a double garage and bin store. Attached to one side, the ground floor of the annexe offers a cloakroom, shower room and an open plan kitchen/dining room with French doors opening out to a small terrace. Stairs lead up to an impressive first floor open plan living room / bedroom with an attractive vaulted ceiling and feature window with fine views over the gardens and countryside beyond. This room also has French doors at both ends opening out to balconies, one of which enjoys the rural views.

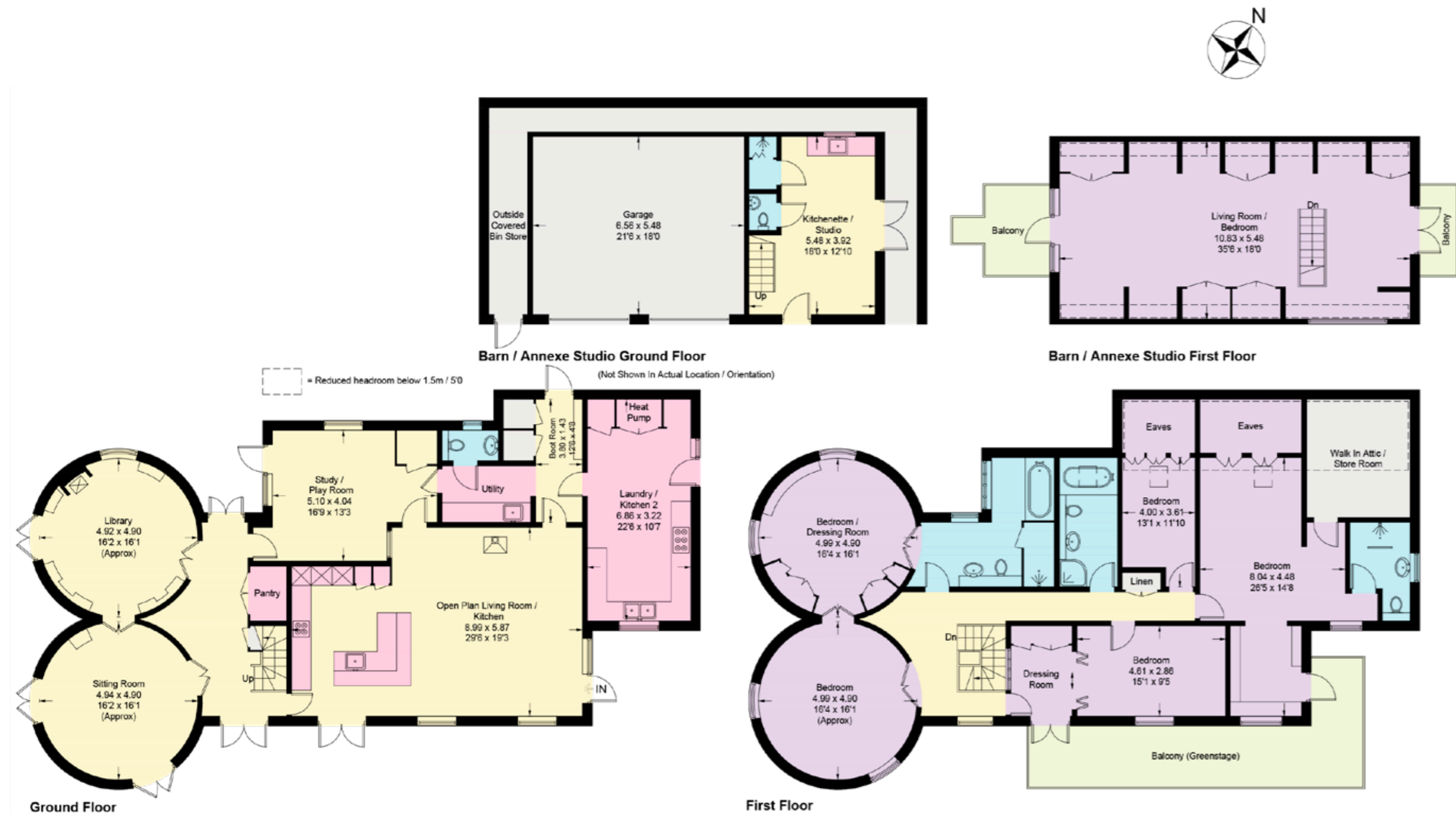


GARDENS AND GROUNDS

The property is approached over a driveway leading to the garage/annexe, oast house and parking area. To the front of the oast house there is a substantial paved terrace, partly covered by the balcony above, as well as a second terrace located at the side of the property. Both terraces enjoy stunning panoramic views over the gardens and rolling countryside beyond, ideal for al fresco dining and entertaining.

The delightful gardens and grounds surrounding the property are laid to lawn with mature trees and shrubs. There is a charming circular paved seating area, positioned perfectly to take advantage of the unrivalled panoramic rural views across the Glassenbury Valley and Bedgebury Forest. There is also a fenced hard tennis court, an attractive poplar tree-lined avenue, and a small orchard of mixed fruit and nut trees with an adjacent wild meadow section.

In all about 8.36 acres. Further agricultural land is available by separate negotiation.



Approximate Gross Internal Area
 Main House = 331.5 sq m / 3,568 sq ft
 Barn/Annexe Studio = 118.7 sq m / 1,278 sq ft
 Total = 450.2 sq m / 4,846 sq ft (Including Eaves / Store & Excluding Bin store)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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