



Lambert & Foster



WEST WING THE BARRACKS

GOUDHURST ROAD | CRANBROOK | KENT | TN17 2PR

A significant portion of an impressive Grade II Listed manor house, providing character accommodation arranged over three floors, including a double aspect sitting room and feature kitchen/dining/family room with stone fireplace and wood burning stove, three double bedrooms and second floor office/occasional bedroom, complemented by an established lawned garden, ample parking and a twin bay cart lodge, positioned at the end of a tree-lined, shared drive within this prestigious gated collection of homes, including communal tennis court, all located on the edge of this popular market town with pavement access to the high street amenities and Cranbrook School.

Guide Price £765,000

FREEHOLD





WEST WING THE BARRACKS

GOUDHURST ROAD, CRANBROOK, KENT, TN17 2PR

West Wing is an impressive, attached Grade II Listed home, presenting attractive elevations of brick and tile hanging, set with mixed timber and metal framed leaded light windows, beneath a pitched tiled roof with tall chimneys, set within a private, gated development comprising six properties only. The well proportioned, character accommodation, retains period features and the proportions of the manor house including high ceilings, square rooms and four panel, white painted internal doors with brass handles. In more detail, traditional half glazed front door opens into an entrance hall with tiled floor and feature cast iron former hand water pump. A useful cloaks/utility room is fitted with a white suite and includes space and plumbing for a washing machine and has a wall mounted Worcester Bosch mains gas fired boiler providing domestic hot water and central heating. A double aspect sitting room overlooks the rear garden. A particular feature is the kitchen/dining/family room, split-level with feature stone fireplace housing a wood burning stove, a tiled floor, a range of fitted units and granite worktops, integral appliances include Bosch hob with filter hood over, eye level oven including microwave, fridge/freezer and dishwasher, corner carousel and useful under stairs cupboard, aspect to rear with outlook across the garden incorporating French windows.

From the galleried first floor landing, doors lead off to a main bedroom with aspect to rear overlooking the garden and treescape, a useful dressing room has fitted shelving and hanging rails, leading through to an en suite shower room with traditional white Burlington suite including walk-in shower. Bedrooms two and three are both double rooms and enjoy a pleasant outlook. A family bathroom is fitted with a traditional white Burlington suite including a panelled bath with mixer tap and shower attachment and a separate walk in tiled shower. Arranged over the second floor is split-level office, occasional bedroom four, with window and useful under eaves storage.

Outside, West Wing is approached through shared, electric operated double metal gates, opening onto a sweeping tarmac, part tree-lined shared drive leading up to private double wooden gates opening onto a gravel drive and parking. A detached twin bay cart lodge is fitted with power and light. The gardens complement the accommodation well, the rear garden is laid to lawn, punctuated with fruit and a fir tree, Indian sandstone sun terrace and pathway, leading on round to a front, paved courtyard style area, with lavender beds, flowering cherry tree, established hedging and an outside water tap.



- A significant portion of an impressive Grade II Listed manor house
- Entrance hall and cloaks/utility room
- Double aspect sitting room
- Fitted kitchen/dining/family room with stone fireplace housing a wood burning stove
- Family bathroom including a bath and separate walk in shower

- Three double bedrooms include a main bedroom with dressing area and an en suite shower room
- Established garden with twin bay cart lodge and ample parking
- Communal gardens and tennis court
- Pavement access to high street amenities and Cranbrook School

VIEWING: By appointment only.
Cranbrook Office: 01580 712888.

WHAT3WORDS: touches.applauded.drifter

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas fired central heating (part underfloor heating to the ground floor)

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band E **EPC:** N/A

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

Agent's Note: Maintenance of the communal gardens, predominantly mowing of the lawns is shared amongst the six properties – approx. £270 per annum per property. Ad hoc maintenance items include upkeep of the tennis court, approx. £16 per annum per property.

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



Denotes restricted
head height

West Wing, The Barracks, Goudhurst Road, Cranbrook, TN17 2PR

Approximate Area = 1665 sq ft / 154.6 sq m (excludes carport)

Limited Use Area(s) = 27 sq ft / 2.5 sq m

Total = 1692 sq ft / 157.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Lambert and Foster Ltd. REF: 1528039

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