



Bankside, Goudhurst Road, Cranbrook, Kent. TN17 2PZ

**Offers Over - £850,000**

**HILDEN**  
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# Bankside, Goudhurst Road, Cranbrook, Kent. TN17 2PZ

## A Rare and Remarkable Opportunity with Unlimited Potential

Set within approximately 3.2 acres of beautifully screened grounds, this unique property presents a rare chance to acquire a versatile opportunity with multiple possibilities. Currently featuring an existing three bedroom detached bungalow, the site is ideal for a range of uses — whether you envision enhancing the existing bungalow, or realising an entirely new dwelling. The options are available as there is full planning for a new dwelling an outstanding luxury residence, offering the perfect canvas for building your dream home.

Equestrian enthusiasts will be drawn to the extensive facilities, including stables, a tack room, and workshop. Stable block one provides 4 x 3.6m x 3.6m. A second stable block with a further four stables, and associated tack room. Additionally there is a tractor shed. Subject to relevant planning permissions there is a versatile and expansive garage / workshop measuring 12.1m x 5.4m. with an additional section measuring 5.4 m x 3.7m, The garages have been used for vehicle restoration for a number of years, the scope of outbuildings also lend to a work from home opportunity.

A sweeping driveway leads through impressive entrance gates and mature landscaped borders, providing privacy, prestige, and a captivating approach to this distinguished property.

As a redevelopment opportunity there are few better than this superb 3.2-acre site nestled in the sought-after Cranbrook countryside. with the the CRANBROOK SCHOOL CATCHMENT AREA. For planning number (Ref: 23/03285/FULL). Plans are for the creation of an impressive two-storey dwelling spanning approximately 4,700 sq. ft.

The current owner has had Phase 3 electrics laid into the site.

The approved plans propose the partial demolition of the existing buildings and the erection of a bespoke residence with striking architectural features, abundant natural light, and sweeping views of the Kentish Weald.





Conservatory Entrance 2.46m  
x 1.72m (8'0" x 5'7")

Kitchen / Breakfast Room  
4.03m x 3.13m (13'2" x 10'3")

Boiler Room  
3.24m x 0.98m (10'7" x 3'2")

Lounge 5.28m x 6.08m (17'3" x 19'11")

Dining Room / Further Reception  
3.84m x 3m (12'7" x 9'10")

Inner Hallway  
3.84m x 3m (12'7" x 9'10")

Bedroom  
4.32m x 3.36m (14'2" x 11'10")

Family Bathroom  
3.24m x 1.97m (10'7" x 6'5")

Bedroom  
2.78m x 2.38m (9'1" x 7'9")

Principle Bedroom  
3.93m x 4.73m (12'10" x 15'6")



### Services and Utilities

Electric - Mains  
The current owner has installed Phase3 into the site

Heating - LPG

Water - Mains

Sewerage - Private Cesspit

Council Tax Band D - Tunbridge Wells Borough Council  
Estimated Cost £2,347 Per Annum 2025/2026

EPC Rating - D

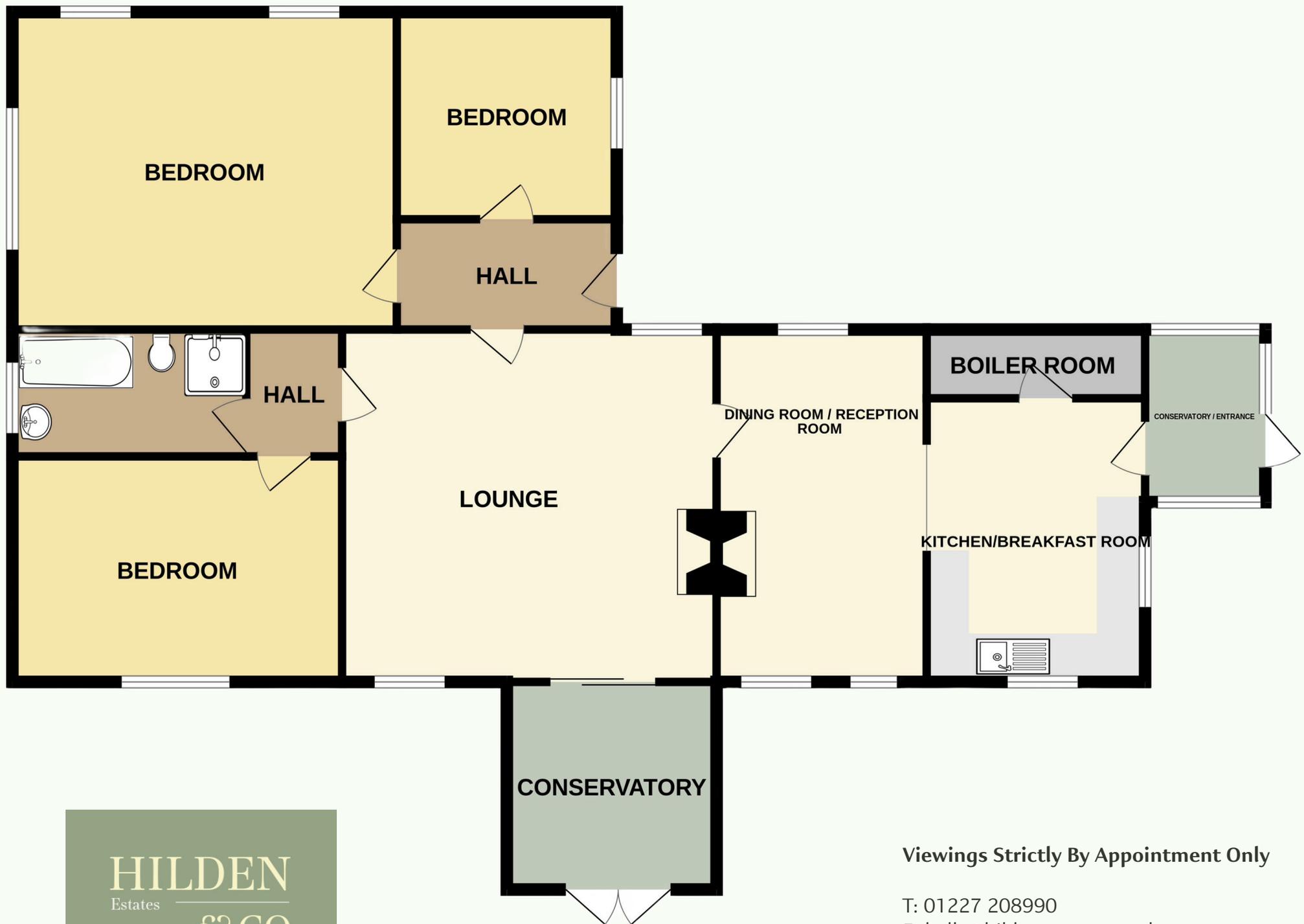


**Disclaimer:** These property particulars are intended to give a fair and accurate description of the property but do not constitute part of any offer or contract. Measurements and distances are approximate and for guidance only. All information is provided in good faith and believed to be correct at the time of publication, but purchasers must satisfy themselves by inspection or otherwise as to the accuracy of each detail. No responsibility is taken for any error, omission, or misstatement. Fixtures, fittings and services have not been tested and no guarantees are provided regarding their operation or condition. Planning permission and other details should be verified by your legal advisor or relevant authorities.









**Viewings Strictly By Appointment Only**

T: 01227 208990  
E: [hello@hildenestates.co.uk](mailto:hello@hildenestates.co.uk)  
27 Castle Street, Canterbury, Kent. CT1 2PX