




MARLINGATE GRANARY

Goudhurst, Kent



A UNIQUE CONVERTED GRANARY BARN

With a stylish, contemporary extension and a wonderful outlook over surrounding countryside. Situated on the edge of sought-after Goudhurst village.

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Local Authority: Tunbridge Wells Borough Council

Council Tax Band: D

Tenure: Freehold

Services: Mains water and electricity. Private drainage. Electric heating. Solar panels.

Agent's Note: Some imagery shows views over surrounding countryside.

Postcode: TN17 2QY [what3words.com/these.quicksand.blast](https://www.what3words.com/these.quicksand.blast)



MARLINGATE GRANARY

Marlingate Granary offers well-configured accommodation arranged over two storeys with a seamless blend of period charm and contemporary living. On the ground floor, the original part of the building comprises a generous entrance hall, downstairs bedroom and cloakroom. A glass walkway links the original granary with a striking extension, where a truly impressive, open-plan kitchen/sitting room can be found. The kitchen itself comprises a range of shaker style units with stunning solid worksurfaces and a central island. Sliding glass doors open directly out to the garden, creating a wonderful living and entertaining space.

The principal bedroom is located on the first floor, leading through to a dressing room/bedroom 3 and luxuriously appointed en suite complete with freestanding bath.







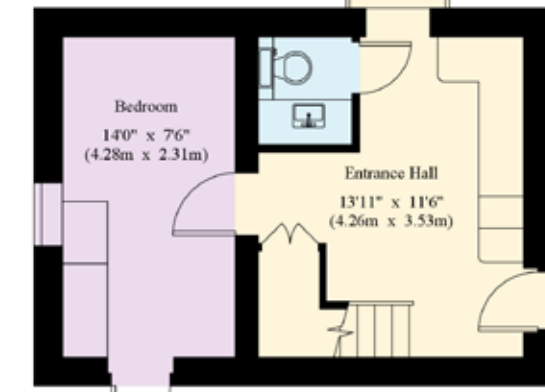
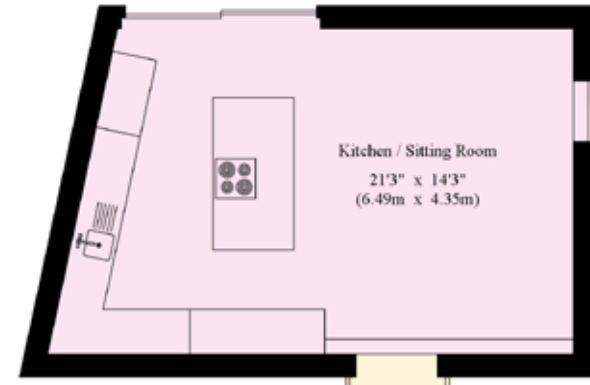
OUTSIDE AND SITUATION

The house is approached initially via a shared driveway, leading to a private gated driveway with ample space for parking. The garden is a true highlight, with a superb terrace enjoying enviable views over surrounding countryside and leading to a decked area with an expanse of lawn. A good-sized outbuilding completes the outside space.

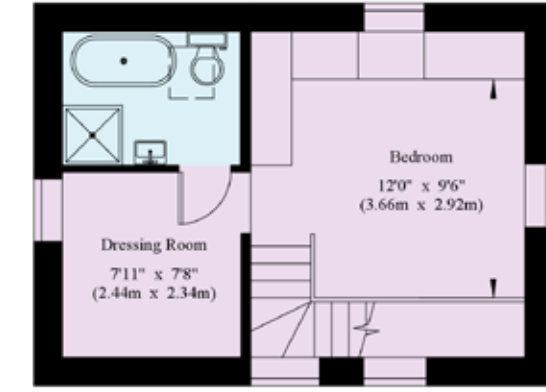
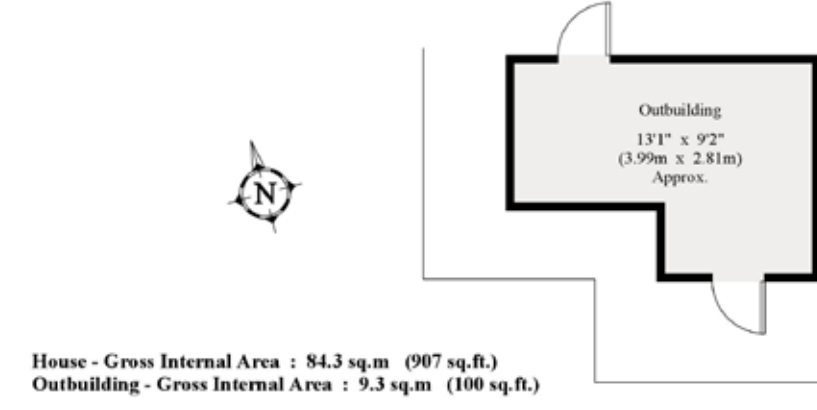
The property is located on the edge of the picturesque village of Goudhurst which is well known for its pretty centre with ancient church, duck pond, period buildings, inns and restaurants. Goudhurst provides a good range of facilities for everyday needs. Further facilities can be found at the larger towns of Cranbrook and Tunbridge Wells. Mainline stations can be found at nearby Marden and Tunbridge Wells with a regular service to London.

There is an excellent choice of schooling in the area, in both the state and private sectors, including Goudhurst Primary, Dulwich School in Cranbrook, St Ronan's in Hawkhurst, Benenden School, Kent College at Pembury, Tonbridge and Sevenoaks public schools. There are also grammar schools in Tunbridge Wells and Tonbridge and we understand the property lies within the Cranbrook School Catchment Area.

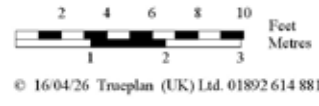




Ground Floor



First Floor



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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. (ID767266)

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