



DOVECOTE HOUSE

Smiths Lane, Goudhurst, Cranbrook, Kent



AN IMPRESSIVE AND BEAUTIFULLY APPOINTED FAMILY HOUSE

This fabulous detached property offers substantial accommodation as well as landscaped gardens with a heated swimming pool, less than a mile from the sought-after village of Goudhurst and within the Cranbrook School Catchment Area.

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Local Authority: Tunbridge Wells Borough Council
Council Tax band: H
Tenure: Freehold

Services: Mains water and electricity. LPG heating. Private drainage (water treatment plant).

Cranbrook 6 miles. Marden station 6 miles (London Bridge from 47 mins). Paddock Wood 8 miles (London Bridge from 44 mins). Staplehurst 8 miles (London Bridge from 53 mins).

Postcode: TN17 1ET www.what3words.com/level.doped.dynasties



ON THE EDGE OF A SOUGHT-AFTER WEALDEN VILLAGE

The property is situated within the High Weald National Landscape Area on the edge of the highly sought-after Wealden village of Goudhurst (less than a mile away) well known for its pretty centre, period buildings, duck pond, inns and restaurants. Tunbridge Wells (about 10 miles away) provides an extensive range of shopping and recreational facilities, as well as a mainline station. Train services to London are also available from nearby Marden, Staplehurst and Paddock Wood and fast trains run from Ashford to St Pancras (journey time from 37 minutes). 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. Other notable schools include 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.







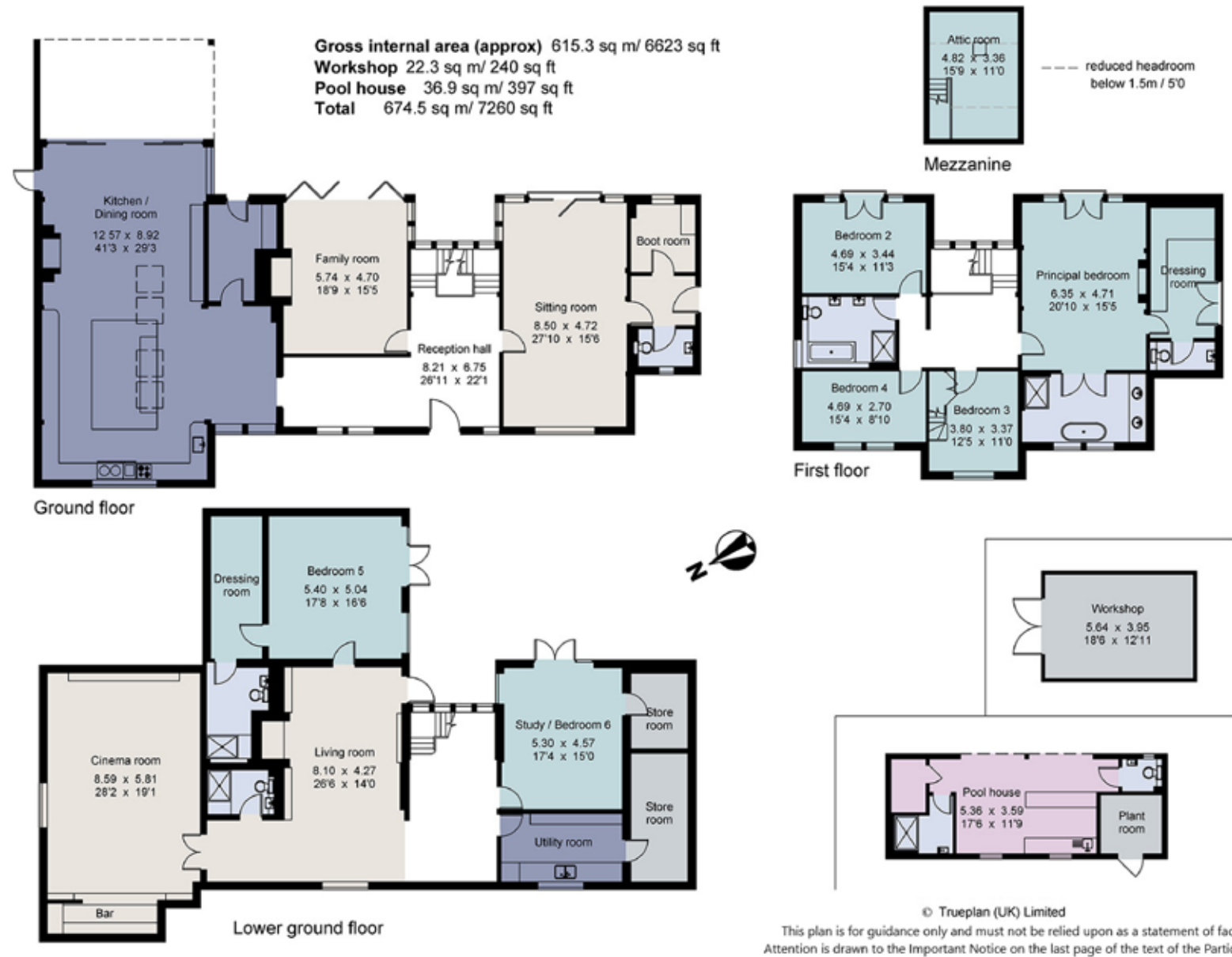
ELEGANT ACCOMMODATION WITH DELIGHTFUL GARDENS

This beautifully proportioned property offers in excess of 6,000 sq ft of versatile space, arranged over three floors and finished to high standard with a wealth of quality oak joinery, high ceilings, oak and limestone flooring to a number of rooms and underfloor heating with individual thermostatic controls. The principal reception rooms include a sitting room with Juliet balcony and a family room with bi-fold doors opening onto the terrace. The stunning vaulted 41 feet kitchen/dining room provides an excellent entertaining space with sliding doors to the covered outdoor terrace, ideal for al fresco dining. Appliances include an electric four oven Aga and Companion with two ring electric hob, integral dishwashers and a wine cooler.

From the reception hall a turned oak staircase leads to the lower ground and upper floors. On the lower ground floor there is an impressive cinema/games room with bar area and a bespoke home cinema by Modus Vivendi. An adjacent reception room and a bedroom suite with dressing room and shower room, both have access to the lower ground courtyard, offering potential for guest or ancillary use. A sixth bedroom / study, two store rooms and utility room complete this level. On the first floor, the fabulous principal bedroom suite has an en suite bathroom, dressing room and separate w.c. There are three further bedrooms, one with a mezzanine room, and a modern family bathroom.

Outside, the property is approached over a shared drive, with double gates opening to the private drive and generous parking area to the front of the house. The landscaped gardens are interspersed and bordered by specimen trees and mature hedging. To the rear, there is an area of lawn with steps up to a wonderful paved terrace surrounding the impressive outdoor swimming pool (heated via gas-fired heating). To one side, the pool house has a built-in Sonos sound system as well as a shower room, w.c., a store room and pool pump room.





Approximate Gross Internal Area = House: 615.3 sq / 6623 sq ft.
Workshop: 22.3 sq m / 240 sq ft. Pool House: 36.9 sq m / 397 sq ft.
TOTAL: 674.5 sq m / 7260 sq ft.

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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