

WHITES

GOUDHURST KENT

Offered privately for sale is a stunning Grade II Listed home completed in 1905, that has been in the same family for over 40 years.





WHITES

GOUDHURST | KENT

Royal Tunbridge Wells 10 miles | Marden 5.5 miles
(50 minutes London Bridge, 59 minutes Cannon Street)
London 52 miles
(Distances and times are approximate)

Large entrance hall - Drawing Room - Dining Room - Large Family Kitchen / Dining / Sitting room - Walk-in Fridge - Boot Room - Laundry Room - Study - Guest cloakroom

Master Bedroom suite with dressing room and en suite bathroom, Guest Bedroom with en suite bathroom, 6 further Bedrooms, 3 further bathrooms

Cinema - Wine Cellar - Gym

Triple Garage - Store Rooms and Outbuildings

Natural Swimming Pond and Summer House

All in 6.6 acres







The house is beautifully proportioned, with over 7,000 sqft of living accommodation principally spread over three floors.

A grand entrance hall welcomes you from the front door and sweeps through to the veranda at the rear with breathtaking views to the south. Rich with original features, fireplaces and detailed panelling, it is ideal for entertaining but retains a warm family feel. A large kitchen/breakfast/family room is the hub of this home and benefiting from a walk in fridge, a boot room and a laundry room.

On the ground floor there is a large entrance hall with sweeping staircase, a formal drawing room, panelled dining room, study and cloakroom.

Down in the cellar is a large glass fronted wine cellar, a cinema and gym.

On the first floor is the master bedroom suite with dressing room and en-suite bathroom. Three further bedrooms and three further bathrooms and a large linen cupboard.

On the second floor are four bedrooms and a large bathroom making it ideal as a children's floor.

Outside you will find ornamental and vegetable gardens, large croquet lawn and a beautiful park like paddock.

Situation

Whites sits in a beautiful rural setting on the edge of the village of Goudhurst, close to Marden and Cranbrook with commanding views across the valley towards Bedgebury Forest. Goudhurst itself has a primary school, pre-school and a village hall, a shop as well as small independent boutiques, a farm shop, chemist, bakery, café and two public houses.

A more comprehensive range of amenities are available in Cranbrook and Royal Tunbridge Wells and the surrounding countryside provides a variety of outdoor pursuits such as walking, riding and cycling and sailing.

There are excellent road and rail links to London. There are a number of stations nearby, including Marden (5.5 miles) with services to London Bridge within 41 minutes. By car there is easy access to the A21 which provides links to the M25, Gatwick and Heathrow airports.

Situated in the heart of the Weald of Kent, and surrounded by beautiful unspoilt countryside, with meandering lanes leading to picturesque villages. Orchards and hop gardens remind one of a bygone era and now local vineyards produce highly acclaimed English wines.

There are a variety of schools available in the surrounding towns. Of particular note and within close proximity are Pre Prep and Prep schools such as The Dulwich School Cranbrook (now goes to 16+ and formally known as DCPS), St Ronan's, Marlborough House and for 11+ & 13+ options Whites is within easy reach of Cranbrook School (Whites is within the Cranbrook School Catchment area) Tonbridge School, Sevenoaks School, Kings Canterbury and Benenden School.

Goudhurst

Goudhurst boasts a rich and fascinating history and the village's origins can be traced back to the early medieval period when it was first established as a settlement. The first record of a church in Goudhurst comes from 1119. Over the centuries the church was enlarged and extended until it became the present-day church. Throughout its history, Goudhurst has witnessed some major historical events, including the Norman Conquest, the English Civil War, and the industrial revolution.

Goudhurst was a centre of the Wealden iron trade from the 15th century and also had a thriving weaving industry. It was also at the centre of a hop-growing region from around the 15th Century but this has now given way to vineyards producing fantastic English wines. Balfour, Chapel Down, Biddenden and Gusbourne are all changing the local landscape.





The house was started in 1901 and finished in 1905 by master builders Davis and Leavey of Goudhurst.

The original owners were the Jessel family who built Ladham House on the northern side of Goudhurst. Whites was built for the owners sister.

Whites has been in the same family since 1983 and was completely renovated from top to toe in 2011/2012.





























HUGH JACKMAN RUSSELL CROWE ANNE HATHAWAY AMANDA SEYFRIED
EDDIE REDMAYNE SAMANTHA BARKS with HELENA BONHAM CARTER and SACHA BARON COHEN

Les Misérables









Heating/Hot water

Ground Source Heat Pump system that consists of 1.7km of pipes 2 meters below field behind house. The heat pump itself is a 40KW Nibe system that heats all the house and provides the hot water. There is underfloor heating in the whole of the ground floor and in the bathrooms throughout the house. Special traditional styled radiators for use with ground source heating are installed everywhere else.

Smart House Control System

Control 4 smart home OS3 installed throughout the house (<https://www.control4.com/os3>). This controls the lighting, heating and audio and video systems throughout the house. It also controls security systems such as CCTV cameras and gate opening.

Cinema room

120 inch cinema screen with UHD projector. 6x fully reclining leather seats with rumble packs installed.

Audio

Ceiling speakers in all major rooms in basement and ground floor and all bedrooms. These link to Control4 system.

Alarm system

Alarm system and smoke and gas detection linked to police and fire brigade.

Wi-Fi

900MBps gigabyte broadband installed and distributed throughout the house.

Lights

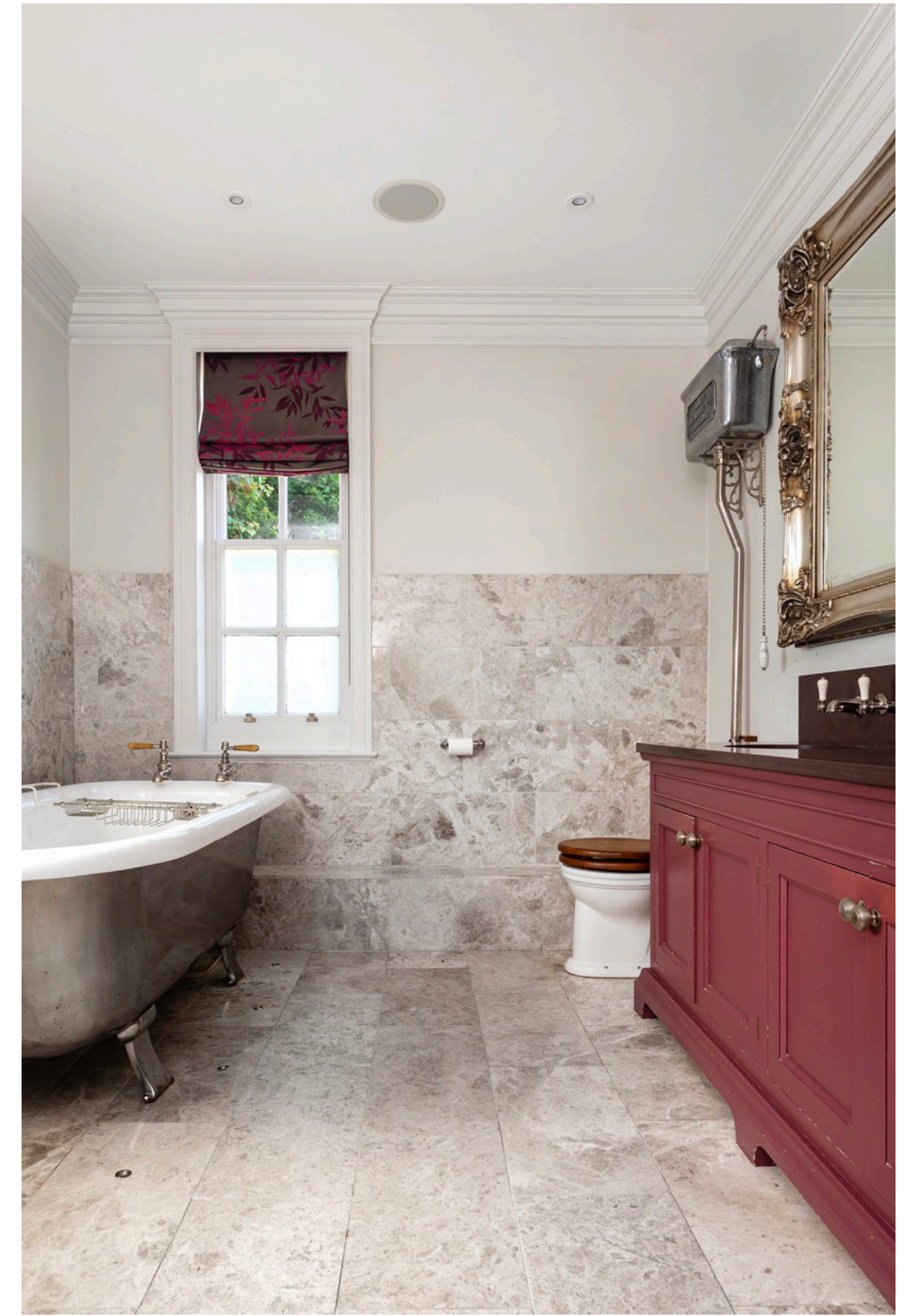
All lights throughout the house are LED. The majority is controlled by Rako (<https://rakocontrols.com>) linked to the Control4 system.

Other protection

Lightening conduction/protection system installed on the roof.

Garden

350 meters squared natural swimming pond by Gartenart (<https://www.gartenart.co.uk>). This is one of the largest domestic swimming ponds they have installed.



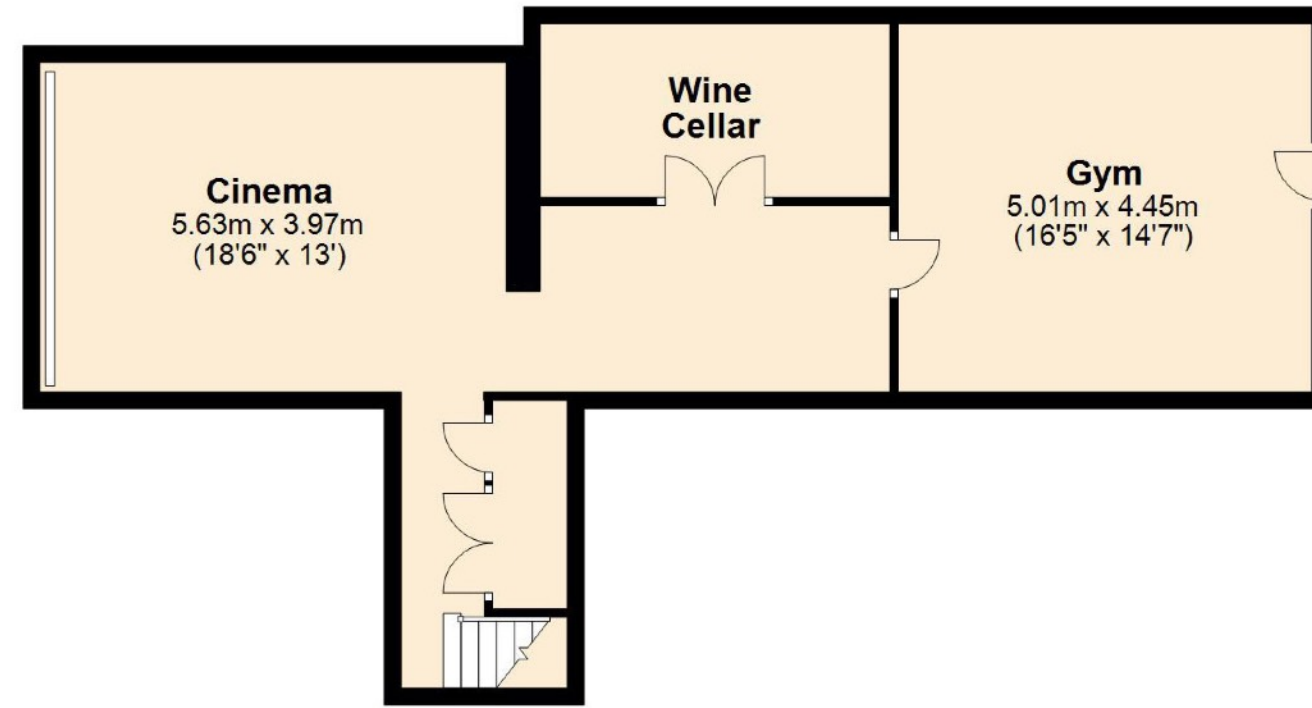






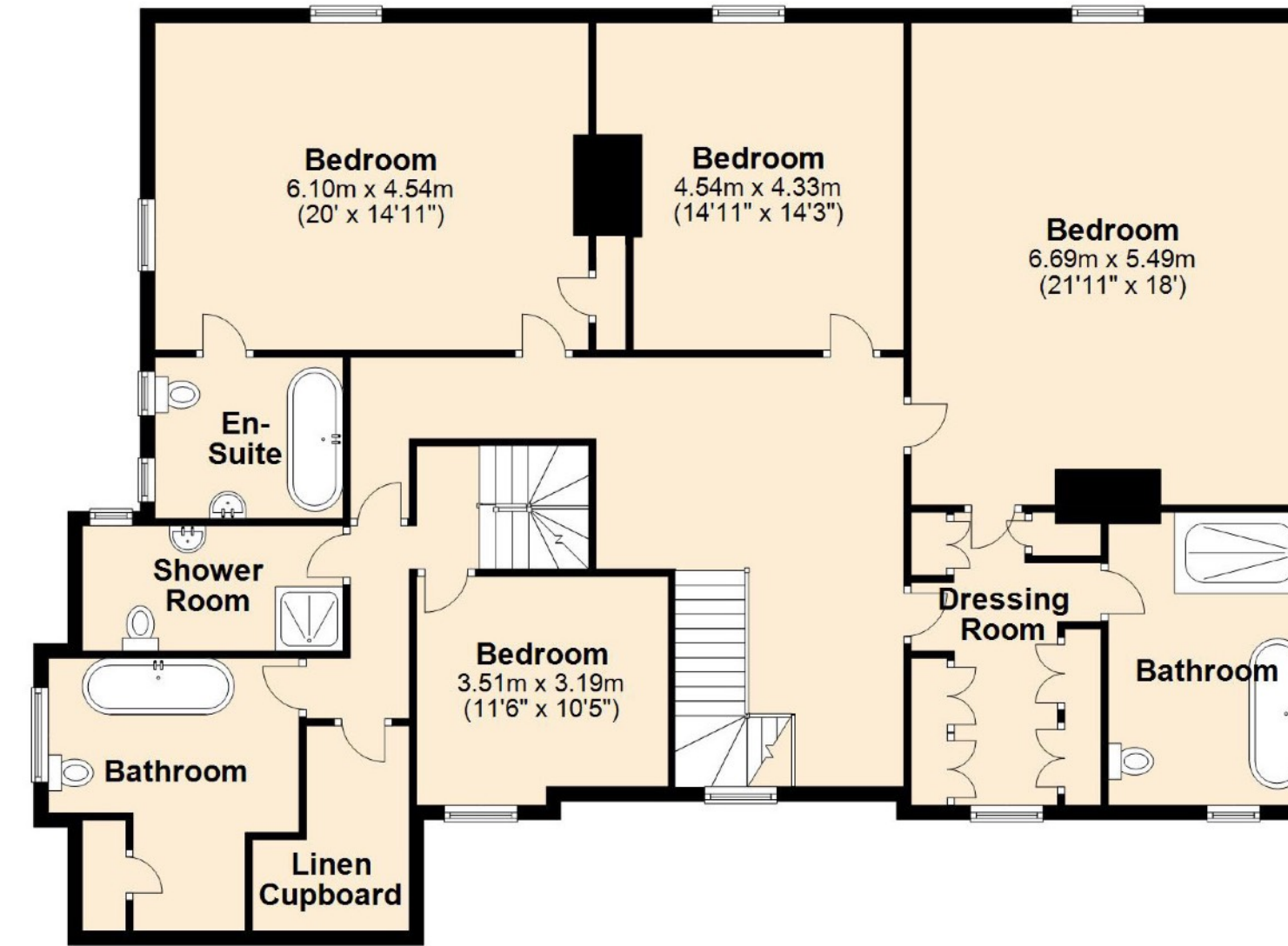
Lower Ground Floor

Approx. 72.6 sq. metres (781.3 sq. feet)



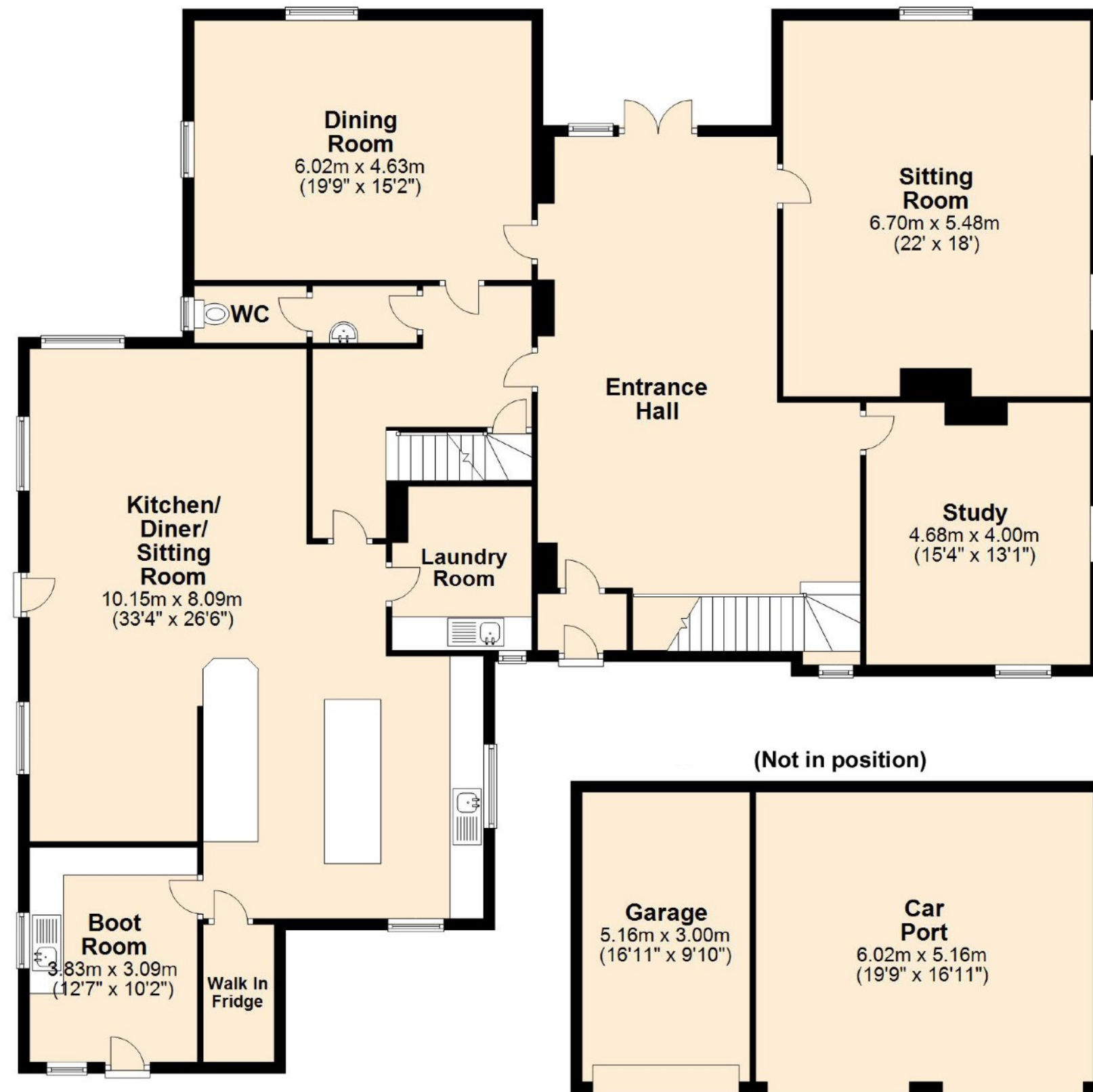
First Floor

Approx. 184.9 sq. metres (1990.6 sq. feet)



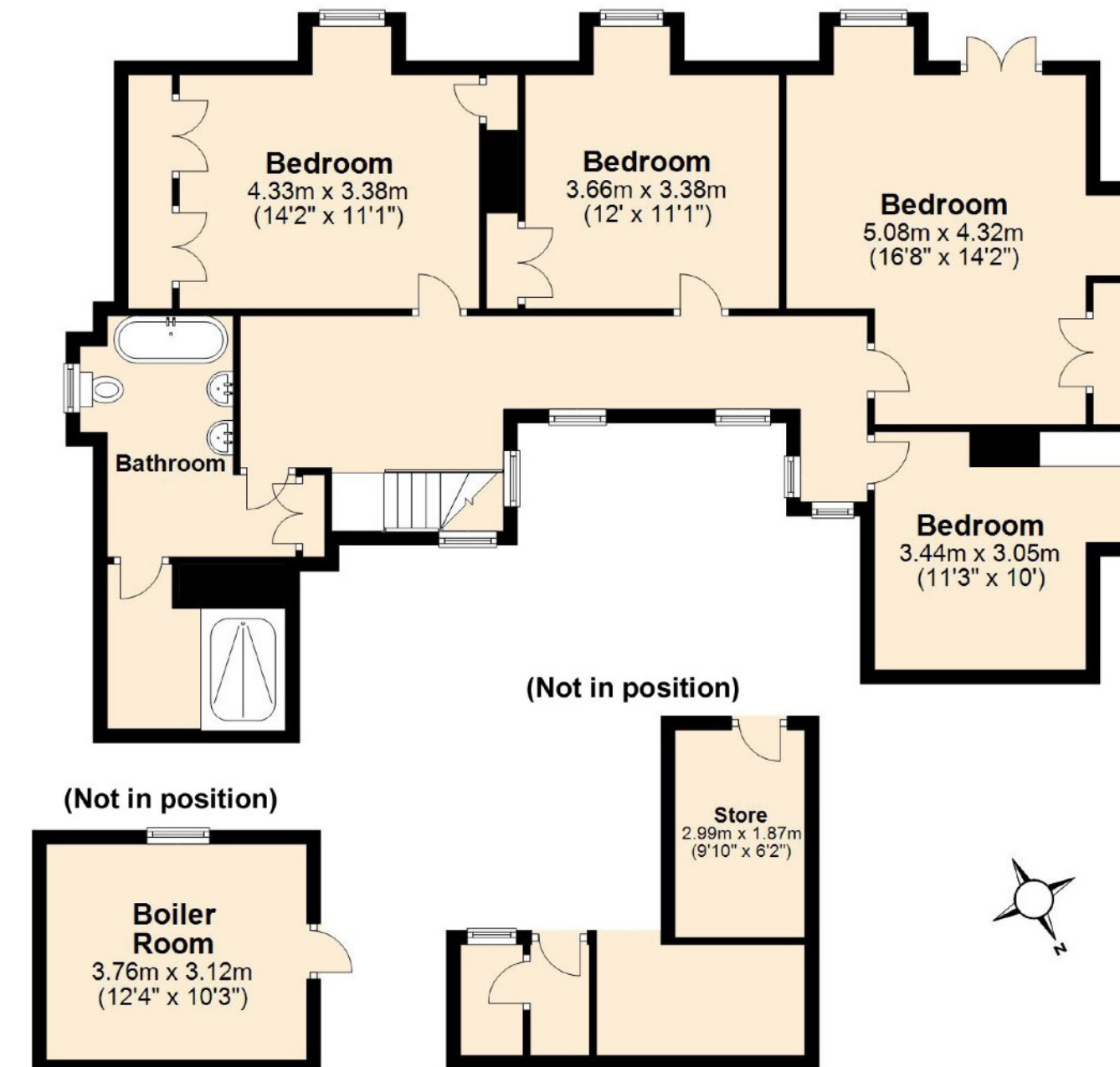
Ground Floor

Approx. 236.8 sq. metres (2549.1 sq. feet)

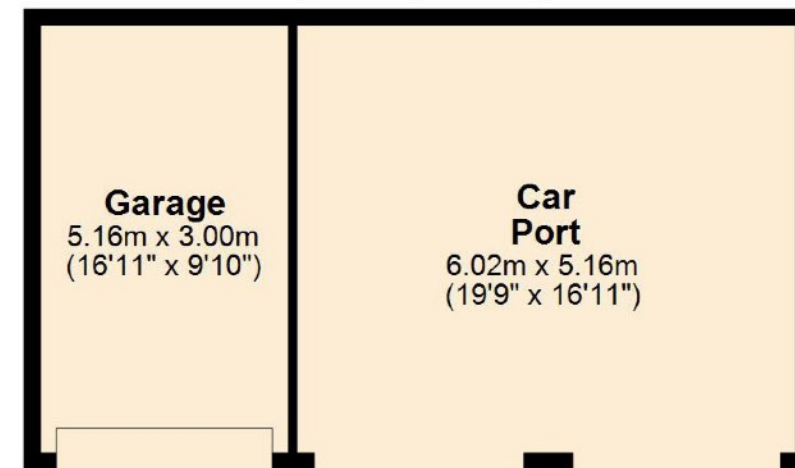


Second Floor

Approx. 103.8 sq. metres (1117.8 sq. feet)



(Not in position)



(Not in position)

(Not in position)

Total area: approx. 670.7 sq. metres (7219.2 sq. feet)
For illustration purposes only - not to scale



Post code: TN17 2QR

Front drive What3Words: [merge.judge.kilowatt](https://www.what3words.com/merge.judge.kilowatt)

Viewing: Strictly by appointment.

Peter Whatmore

+44 (0) 7971 226917

peter@edenfells.com

Tim Philips

+44 (0) 7939 936243

tim@timprimeproperty.com

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PROPERTY

TIM PHILLIPS

PRIME PROPERTY AGENT



