



# HIGHTILT OAST

Golford, Cranbrook, Kent



## ATTRACTIVE DETACHED FAMILY HOUSE IN A BEAUTIFUL SETTING

This wonderful unlisted converted oast house offers extremely versatile accommodation with a wealth of character, as well as delightful gardens, an outbuilding and garaging, set in a lovely rural position within the Cranbrook School Catchment Area.

   **EPC**  
4      2      3      E

Local Authority: Tunbridge Wells Borough Council

Council Tax band: G

Tenure: Freehold

Services: Mains water and electricity. Oil-fired heating. Private drainage.

Cranbrook 2.4 miles. Tenterden 6 miles. Staplehurst station 6.4 miles (London Bridge from 53 minutes). Tunbridge Wells 16 miles.

Postcode: TN17 3PB [www.what3words.com/dialects.fled.stretcher](http://www.what3words.com/dialects.fled.stretcher)

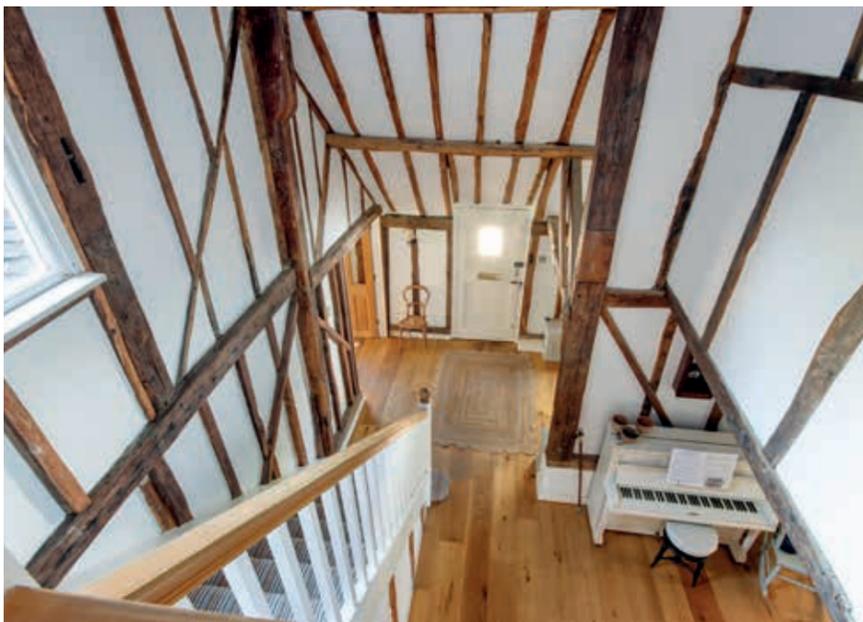


## FABULOUS RURAL VIEWS, YET CLOSE TO AMENITIES

The property sits in an idyllic position within the Weald of Kent, in the small hamlet of Golford, and enjoys wonderful rural views. The nearby popular town of Cranbrook, well known for its High Street lined by attractive period properties, provides a good range of cafes, shops and amenities. Further facilities can be found at the larger centres of Tunbridge Wells and Ashford. Train services are available from Staplehurst (with a journey time to London Bridge from 53 minutes) as well as Ashford (which provides fast trains to London St Pancras from 38 minutes).

There is an excellent choice of schooling in the area and the property lies within the Cranbrook School Catchment Area. Other notable schools include Dulwich Cranbrook, Benenden, Maidstone Grammar and Invicta Grammar (Maidstone), and St Ronan's (Hawkhurst).





## CHARACTERFUL FAMILY SPACE WITH BEAUTIFUL RURAL VIEWS

This wonderful unlisted converted twin roundel oast house is beautifully presented and offers flexible family accommodation with a wealth of character features including exposed timbers, beams and brickwork. The welcoming entrance hall has a magnificent vaulted ceiling and storage for coats and shoes. There is also a w.c. and useful utility room off with a door to the side. The principal reception space includes a fabulous double aspect sitting room with a charming fireplace and wood burner. Separate doors lead through to the study and the family room both of which are housed in the two roundels and have fantastic views over the gardens and countryside beyond. At the front of the house, the impressive triple aspect kitchen/dining room is a particular feature and includes a superbly appointed modern kitchen with a range of bespoke fitted units with integrated appliances and a large central island with breakfast bar. To one end of the room there is space for a dining table with numerous windows and double doors opening out to the wraparound terrace and gardens. On the first floor, there are four bedrooms and a family bathroom. The principal bedroom is located in one of the roundels and has an en suite bathroom. All bedrooms enjoy fantastic rural views.

The house is approached over a driveway leading to the house, parking area and detached double garage. Adjacent to the house there is a useful outbuilding, over 29 feet in length. Surrounding the house, a wraparound terrace creates the ideal space for al fresco dining and entertaining whilst enjoying the lovely rural views. The delightful gardens and grounds adjoining open countryside and are laid to lawn with mature trees, shrubs, plants and a summer house. In all about 2.13 acres.





Approximate Gross Internal Area =  
House (excluding void): 259.2 sq m / 2790 sq ft. Garage: 43.2 sq m / 465 sq ft.  
Outbuilding: 32.1 sq m / 345 sq ft. TOTAL: 334.5 sq m / 3600 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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