



# THE PEAK

Goudhurst, Kent



## A STUNNING CONTEMPORARY HOME SET IN AN ELEVATED POSITION

With commanding, far-reaching views across the High Weald Area of Outstanding Natural Beauty within the Cranbrook School catchment area.

### Summary of accommodation

Reception hall | Courtyard | Boot room/utility | Garaging | Plant room | Family room | Gym/study

Principal bedroom with en suite bathroom | Four further bedrooms with en suites

Open plan kitchen/dining/family room | Library/home study | Plant/prep kitchen | WC | Drawing room

Two terraces | Green roof

**Distances:** Goudhurst 0.8 miles, Cranbrook 5.3 miles, Marden station 5.4 miles (London Bridge from 48 mins)

Staplehurst station 7.4 miles (London Bridge from 52 mins), Tunbridge Wells 10.5 miles

Gatwick airport 42.5 miles, Central London 53.2 miles

(All distances and times are approximate)



## DESCRIPTION

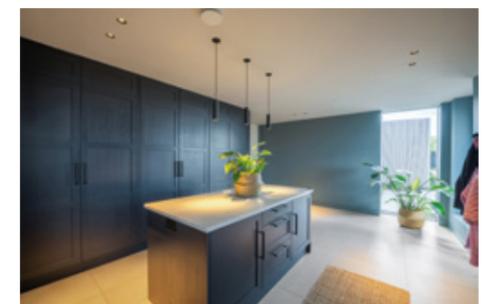
Set in an elevated position within the idyllic High Weald Area of Outstanding Natural Beauty, The Peak commands breathtaking panoramic views across the Kentish countryside. Carefully designed by award-winning RIBA architects pH+, with landscaping by Chelsea Flower Show multi gold medallist Joe Perkins, this exceptional contemporary family home combines rural tranquillity, privacy, impressive sustainability credentials, and sophisticated modern luxury. Situated on a quiet, peaceful lane, the property offers an ideal retreat, ensuring an enviable level of seclusion and serenity.

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Spanning approximately 5,234 sq ft internally, this five bedroom, five-bathroom property has been constructed to the highest specification and modern architectural vision. Set within its 2.5-acre plot which also includes an elegant 663sqft central courtyard, 2,300 sq ft of roof terraces, and eco-friendly sedum roofs all of which are beautifully integrated with its landscaped surroundings.

The ground floor hosts an impressive reception hall, a spacious family room, and a dedicated state-of-the-art gym, which opens directly onto the central courtyard through floor-to-ceiling glazing. A well-appointed boot room/utility room which includes bespoke carpentry, double sink, shower facilities, downstairs cloakroom and access to the integral double garage.

The ground floor also encompasses a private bedroom wing with five spacious double bedrooms. The primary suite benefits from a luxurious en suite bathroom, and four further double bedrooms, each with their own en suite all boast doors that lead out and overlook the walled garden.







- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area = 486.3 sq m / 5234 sq ft (Excluding Void)  
 Terraces = 216.1 sq m / 2326 sq ft  
 Courtyard = 61.6 sq m / 663 sq ft  
 Double Garage & Plant Room = 53.6 sq m / 577 sq ft  
 Total Area = 817.6 sq m / 8800 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.



Upstairs, at its heart, lies an exquisite Italian marble kitchen equipped with premium Gaggenau appliances, a generous walk-in pantry and preparation kitchen, and an expansive open-plan layout that flows into the main living and drawing room. These spaces are distinguished by exceptional ceiling heights, full floor-to-ceiling glazing, and a stunning central atrium staircase which also incorporates a bespoke wine display on the ground floor. The sense of openness continues with expansive sliding doors that connect the main living areas to sun-drenched east and west-facing terraces, ideal for entertaining family and friends.

The elegant triple-aspect drawing room is also flooded with natural light and enjoys commanding views across the surrounding landscape. Every detail has been meticulously considered to ensure both style and functionality. A bespoke library/home study completes this floor.





## GARDEN AND GROUNDS

Outside, The Peak features multiple entertaining terraces with far reaching views, landscaped and well manicured gardens, a walled garden and a wildflower meadow to the rear. A pathway leads up through the meadow to another entertaining/BBQ area. Approached via private gates, the driveway offers ample parking to the front. Planning permission has also been granted for the addition of a swimming pool, offering further scope to enhance the outdoor lifestyle this remarkable home already offers.





## TECHNOLOGY

The property incorporates the very best in sustainable technology. Systems include a Stiebel air-source heat pump, Mechanical Ventilation with Heat Recovery (MVHR), three-phase electricity, and two EV charging points. The house also benefits from a Rako smart lighting system, integrated SONOS sound system, and full smart home control via mobile devices. Comprehensive CAT6a wired and wireless networking is available throughout.

## LOCATION

The highly sought-after village of Goudhurst is renowned for many reasons, not least its desirable location within the Cranbrook School Catchment Area. The village boasts a diverse selection of local amenities, including a bakery, pharmacy, newsagent with Post Office, hair salon, a doctor's surgery, a veterinary clinic, and several welcoming pubs known for their quality food. Goudhurst Primary School holds an excellent reputation, recently receiving an Outstanding rating from Ofsted. In addition to Cranbrook School, the area is well-served by other esteemed educational institutions such as Bethany, Benenden School, Marlborough House, St Ronan's, High Weald Academy, and Dulwich Prep School, as well as the boys' and girls' grammar schools in Tonbridge and Tunbridge Wells. Nearby mainline stations at Paddock Wood, Marden, and Staplehurst provide regular rail services to London, while the A21 offers convenient access to the M25 motorway both northbound and southbound.



## PROPERTY INFORMATION

**Local Authority:** Tunbridge Wells Borough Council

**Council Tax:** Band G

**EPC:** A



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