

THE KNOWLE

WEST ROAD, GOUDHURST, CRANBROOK, KENT



A DISTINGUISHED PERIOD HOME WITH EXCEPTIONAL ANNEXE AND LEISURE FACILITIES

The Knowle is a handsome, recently upgraded and beautifully presented period home occupying a prominent position in the heart of Goudhurst. Rich in character and offering generous, well-proportioned accommodation, the property combines elegant family living with a delightful walled garden, detached double garage and the exceptional Old Fire Station annexe, incorporating an indoor swimming pool, gym and flexible ancillary accommodation.

			EPC
4-6	3-5	3-4	C

Tenure: Freehold

Local Authority: Tunbridge Wells Borough Council

Council Tax: G

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

Postcode: TN17 1AA www.what3words.com/jobs.layers.roost

SITUATION

The Knowle occupies a prime position in the heart of Goudhurst, a highly regarded Wealden village known for its attractive period buildings, duck pond, inns and restaurants. Tunbridge Wells provides an extensive range of shopping, commercial, recreational and cultural facilities, as well as a mainline station.

Train services to London are also available from Marden, Staplehurst and Paddock Wood.

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.

Leisure facilities in the area include golf at Lamberhurst, Dale Hill and Tunbridge Wells; sailing and water sports at Bewl Water and on the south coast; walking and cycling in the surrounding countryside and at nearby Bedgebury Pinetum and Hemsted Forest. In addition, a host of famous properties and monuments lie within a short distance including Scotney Castle, Sissinghurst Castle Gardens, Bodiam Castle and Leeds Castle.

Cranbrook 5 miles. Marden 5 miles (London Bridge from 47 minutes). Paddock Wood 7.5 miles (London Bridge from 44 minutes). Tunbridge Wells 10 miles. London 46 miles. (All times and distances approximate).

















THE PROPERTY

The Knowle is an impressive unlisted period home providing approximately 3,364 sq ft of beautifully presented accommodation arranged over three floors. The interiors combine generous proportions with considerable character, including exposed brickwork, parquet flooring, decorative detailing and several distinctive fireplaces.

The principal sitting room extends to almost 26 feet and is a particularly striking space, with parquet flooring and a characterful fireplace fitted with a wood-burning stove. From here, a door opens into the triple-aspect conservatory, which enjoys views over and direct access to the walled garden, creating an attractive connection between the house and its grounds.

The spacious kitchen and dining room forms the heart of the home. It is fitted with a range of bespoke cabinetry and integrated appliances, centred around a large island. A bay window, exposed brick fireplace and wood-burning stove add warmth and character to the room. The kitchen leads to a practical boot room with a WC, beyond which are a wood store and separate storage shed.

The cellar is accessed through a small storage area with a coat rail.

On the first floor, the generous principal bedroom has fitted wardrobes and triple-aspect windows, together with a well-appointed en suite bathroom featuring a roll-top bath and separate walk-in shower. The second bedroom overlooks the walled garden and also has an en suite bathroom. A utility room is located on this floor.

Two further bedrooms and a shower room occupy the second floor.































OUTSIDE

The Knowle is approached through a gated entrance onto a private driveway, which leads to a detached double garage and provides ample parking.
The beautifully maintained walled garden surrounds the house and is principally laid to lawn, with a variety of mature trees, shrubs and established planting creating an attractive and private setting.

Adjacent to the main house, the Old Fire Station is a substantial and highly versatile annexe. The ground floor incorporates an indoor swimming pool with adjoining shower room, together with a spacious studio currently used as a gym. A separate greenhouse adjoins the pool building.

The annexe also includes a fitted kitchen and bathroom, while two bedrooms are arranged on the first floor. The studio has a door opening directly onto the street, providing useful independent access and giving the building considerable flexibility for guest accommodation, home working, multigenerational living or other ancillary uses.

Its independent position and street access may also offer potential for short-term letting, subject to any necessary planning, regulatory and other consents.



Approximate Gross Internal Area = 312.5 sq m / 3364 sq ft Basement = 5.2 sq m / 56 sq ft
Garage = 35.3 sq m / 380 sq ft
Outbuildings = 19.0 sq m / 204 sq ft
Annexe = 173.2 sq m / 1864 sq ft
Total = 545.2 sq m / 5868 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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