



SPYWAYS
HIGH STREET, GOUDHURST, KENT TN17 1AL



**Lambert
& Foster**



CRANBROOK 4.5 MILES | TUNBRIDGE WELLS 10 MILES | MARDEN MLS 5 MILES

SPYWAYS, HIGH STREET, GOUDHURST, KENT TN17 1AL

A prominent Grade II Listed village residence, providing five bedroom, two reception room character, family accommodation, complemented by a part walled, south facing lawned garden, a drive for parking and a detached single garage, all enjoying fine views along the picturesque high street, period buildings, church and countryside beyond. Cranbrook School catchment area.

GUIDE PRICE £710,000 FREEHOLD



SITUATION

Spyways occupies a prominent, central high street location within this most picturesque of Wealden villages, noted for its village pond and period buildings. Good everyday amenities are within walking distance including general store, newsagents, popular bakers with coffee shop, chemist, barbers,

Star and Eagle public house and church. Within the village is the popular primary school. Excellent educational facilities in both the state and private sectors include grammar schools in Tonbridge and Tunbridge Wells. Spyways falls within the ever popular Cranbrook School catchment area (schoolsnet).



DESCRIPTION

Spyways is an impressive, terraced, Grade II Listed, timber framed high street residence, presenting mixed elevations of brick, tile hanging, part jetted to rear first floor, some plaster infilling, set with a mixture of timber framed and leaded light single glazed windows with feature bay window to front, beneath a pitched and half hipped clay tiled roof.

The character accommodation is arranged over three floors including a cellar, retaining many features indicative of the period including exposed beams, studwork, exposed floorboards, fireplaces and latched cottage doors. We understand the properties history includes being run as a tearooms and the cellar was a temporary holding cell. Scope now exists to update the interior fixtures and fittings. In more detail a rise of steps with cast-iron handrail lead to the entrance porch with views up towards the pub and church.

A traditional wide front door opens into an L-shaped sitting room with feature inglenook fireplace housing a wood burning stove, stunning bay window with views up and down the high street and out to the countryside beyond. Open plan area with space for a table and chairs, with built-in cupboards, glazed fronted, inset display cabinet, under stairs cupboard and cottage door to the cellar.

The kitchen is simply fitted and includes twin oven oil fired Aga providing immediate heat and cooking facility, space and plumbing for dishwasher and washing machine, space an electric point for upright fridge/freezer, aspect to rear incorporating stable door, pleasant outlook across garden. Feature dining room with inglenook fireplace incorporating copper canopy hood and oak bressummer beam, an aspect to rear including half glazed door to the garden.

An oak staircase leads up to the first floor landing with inglenook fireplace and latched cottage doors. Leading off to bedroom one with built-in wardrobe, corner wash hand basin, a fine outlook across the rear garden and countryside beyond. A walk in dressing room also provides interconnecting walk-through to bedroom three, with built-in wardrobes and fitted shelving. A bathroom is fitted with a coloured suite including a corner bath and a double aspect with evidence of an old mullion window. Alongside is a separate cloaks/shower room.

A rise of stairs leads to the second floor landing and bedroom five, with part vaulted ceiling, electric night storage heater, access to roof space and under eaves storage and an aspect of front enjoying, super, far reaching views out across the countryside to Horsmonden Church.

OUTSIDE

The rear part walled garden is a particular feature, south facing, laid to lawn with stocked borders, stone paved patio with wisteria and flower beds, steps and wrought iron gate lead down to the driveway, accessed from Back Lane, providing parking and leading up to a detached single garage, fitted with a light. From the lawn garden a path leads to a garden store/potting shed with concrete floor and light. A wooden door leads to pedestrian access leading to Back Lane and to the high street.





Weeks Bakery
& Tea Rooms

FLOORPLAN

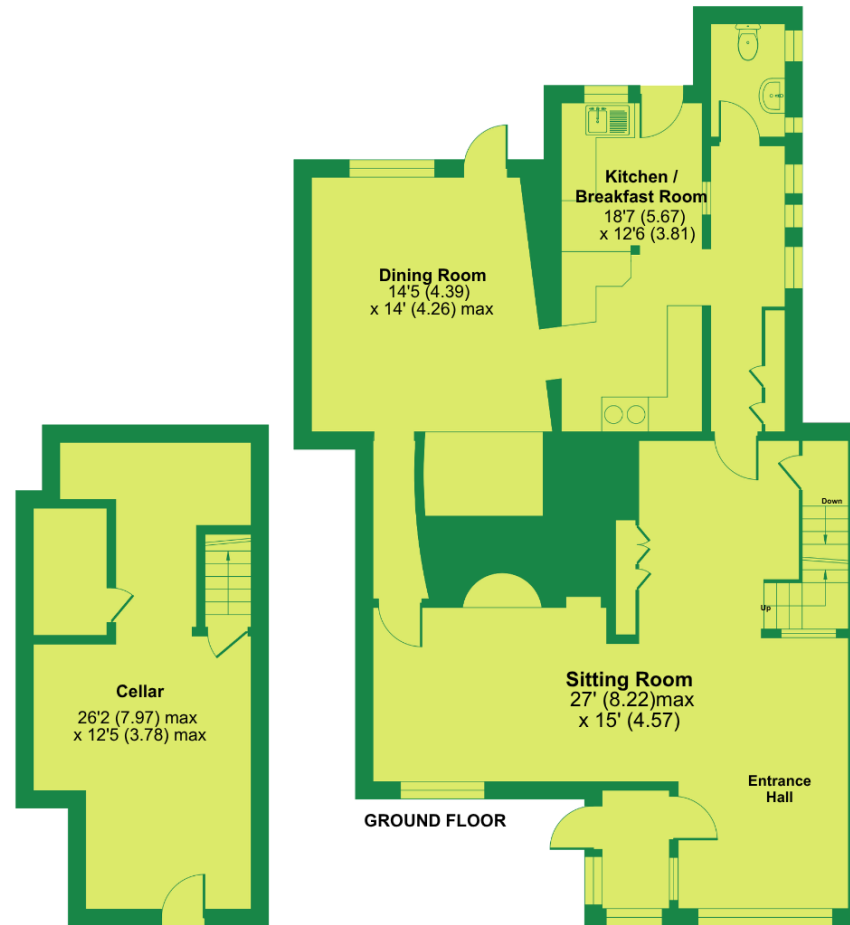
Spyways, High Street, Goudhurst, Cranbrook, TN17 1AL

Approximate Area = 2702 sq ft / 251 sq m
Limited Use Area(s) = 31 sq ft / 2.8 sq m
Garage = 153 sq ft / 14.2 sq m
Total = 2866 sq ft / 268 sq m

For identification only - Not to scale



Denotes restricted head height



LOWER GROUND FLOOR

GROUND FLOOR

FLOORPLAN

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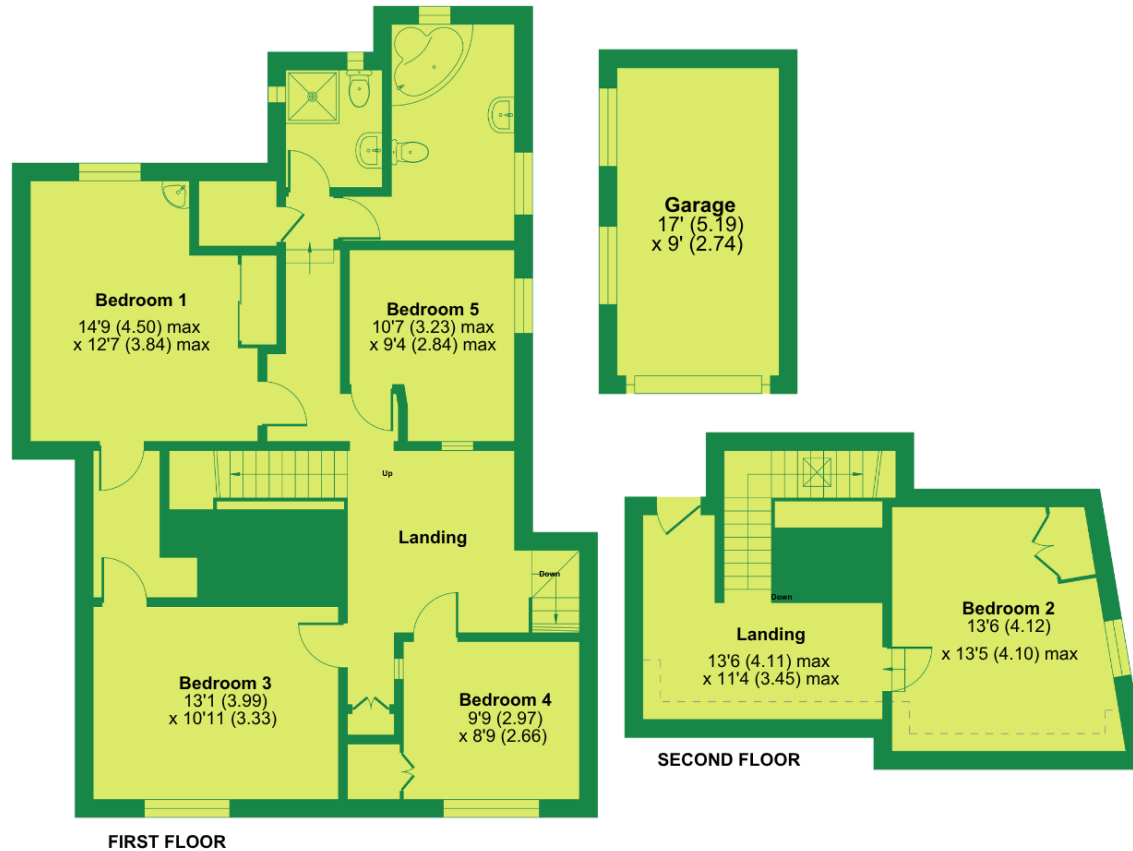
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lambert and Foster Ltd. REF: 1447720

VIEWINGS: Strictly by appointment with the Agent's Cranbrook office 01580 712888.

SERVICES: Mains electricity, water and drainage. Oil fired central heating.

MOBILE & INTERNET: (Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

METHOD OF SALE: For sale by Private Treaty.

LOCAL AUTHORITY: [tunbridgewells.gov](https://www.tunbridgewells.gov.uk)

COUNCIL TAX: Band F

EPC: Exempt Grade II Listed

DIRECTIONS: Using what3words app: [glad.darkens.feasted](https://www.what3words.com/)

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