

# GOUDHURST KENT









SUMMERHILL, GOUDHURST, KENT TN17 1JU

## A Stunning 17<sup>th</sup> Century Converted Barn

Sitting/Dining Room \* Family Room \* Study \* Kitchen/Breakfast Room  
Utility Room \* Shower Room \* Bedroom

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Master Bedroom Suite \* Three Further Double Bedrooms  
Family Bathroom \* Guest Bedroom with Ensuite

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Landscaped Gardens with Tennis Court Approx. 4 Acres \* Garaging

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Annexe \* Sitting Room/Kitchen  
Double Bedroom with Ensuite Shower Room

Harpers and Hurlingham

The Corner House

Stone Street

Cranbrook

Kent

TN17 3HE

Tel: 01580 715400

[enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)

[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)







Converted and largely rebuilt in 1992, this stunning barn is believed to date from the 17th Century and occupies a rural hamlet location on the outskirts of Goudhurst.

Presented in immaculate order throughout, the accommodation consists of an open plan sitting/dining room, each area has a central fireplace, although the one in the dining area is decorative, a family room, a study, a double aspect kitchen/breakfast room with doors to the garden, a utility room, a shower room and a bedroom on the ground floor.

On the first floor there is a master bedroom suite consisting of a bedroom, a dressing room and a bathroom with an aqua TV, a circular whirlpool bath and a steam shower. There are also three further bedrooms, a family bath and shower room and a guest bedroom with ensuite bathroom.

Outside the barn sits in delightful manicured gardens which are laid extensively to lawn bordered with mature flower and shrub beds and areas of terracing ideal for outside entertaining. Within the gardens there is a hard court tennis court.

There is ample off road parking together with a double garage which is attached to the one bedroom annexe consisting of a kitchen/sitting room, a bedroom and a shower room.

This must see property is located within the much sought after Cranbrook School Catchment Area.



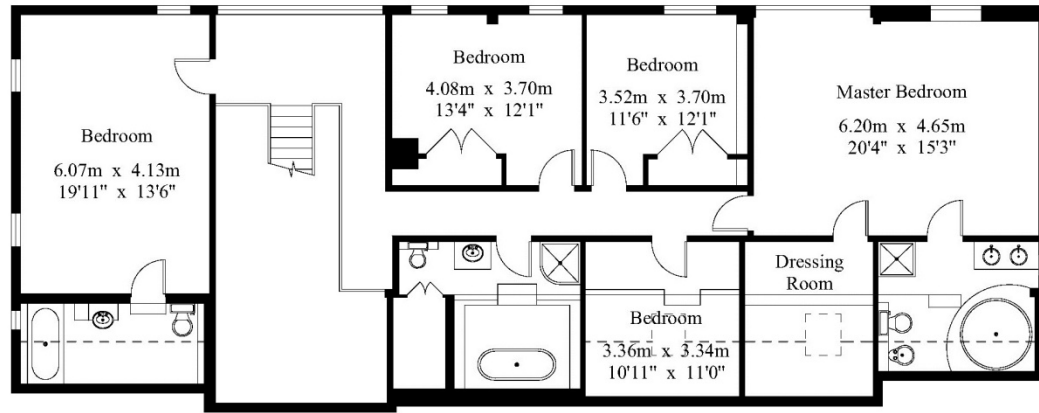




This stunning barn is located in a rural hamlet close to the sought after village of Goudhurst. Popular for many reasons, one of which is its location within the Cranbrook School Catchment Area - the village also offers a wide variety of shops including a General Store, a Bakers, a Pharmacy, a Newsagents incorporating a Post Office, two Hairdressers, a Doctors Surgery, a Veterinary Surgery and a few local pubs offering good food.

For the Commuter, Marden has a Main Line Railway Station in the Centre of the Village, which takes passengers into Central London with ease. Within the area there are a number of good state schools and excellent private schools such as Dulwich, Underhill, Marlborough House, Sutton Valence, Bethany and Cranbrook.

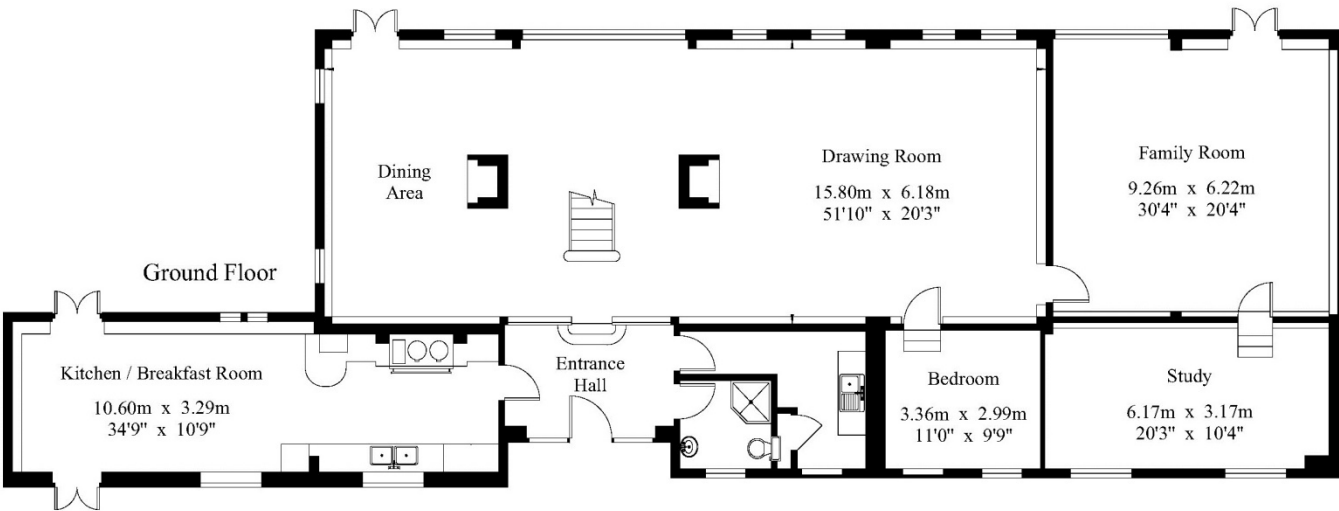




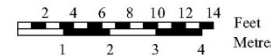
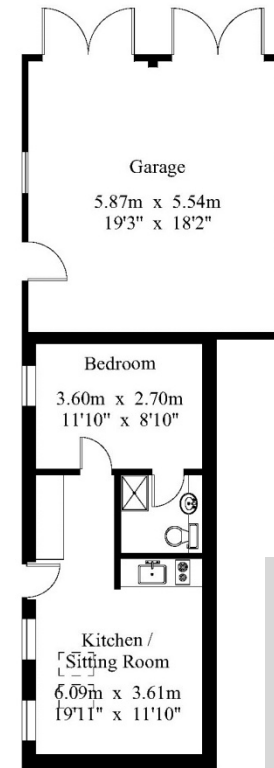
First Floor

**Barn - Gross Internal Area : 402.6 sq.m (4333 sq.ft.)**  
**Garage / Annexe - Gross Internal Area : 65.9 sq.m (709 sq.ft.)**

----- Restricted Height



Ground Floor



For Identification Purposes Only.  
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**Energy Performance Certificate**



Harpers Barn, Summerhill, Goudhurst, CRANBROOK, TN11 1JU  
 Dwelling type: Detached house Reference number: 0866-301-7265-2015-7950  
 Date of assessment: 08 May 2015 Type of assessment: Full SAP, existing dwelling  
 Date of certificate: 08 May 2015 Total floor area: 372 m<sup>2</sup>

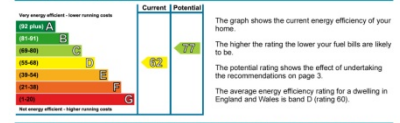
Use this document to:  
 • Compare current ratings of properties to see which properties are more energy efficient  
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,116
Over 3 years you could save	£ 1,125

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 420 over 3 years	
Heating	£ 6,042 over 3 years	£ 6,207 over 3 years	
Hot Water	£ 669 over 3 years	£ 357 over 3 years	You could save £ 1,125 over 3 years
<b>Totals</b>	<b>£ 6,116</b>	<b>£ 6,993</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**



**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Floor insulation (solid floor)	£4,000 - £9,000	£ 567	Yes
2. Low energy lighting for all fixed outlets	£175	£ 294	Yes
3. Solar water heating	£4,000 - £9,000	£ 264	Yes

See page 3 for a full list of recommendations for this property.  
 To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/homeenergy](http://www.direct.gov.uk/homeenergy) or call 0800 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Mains electricity, water and drainage. Oil fired central heating.  
 Tunbridge Wells Borough Council - Council Tax Band G

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.











**H&H**  
HARPERS AND HURLINGHAM