

GOUDHURST KENT



CRANBROOK ROAD, GOUDHURST, KENT TN17 2NX

Delightful Grade II Listed Farmhouse and Barn Conversion

Believed to date from the 16th Century, this Grade II Listed property has undergone extensive renovations and has been extended to provide a delightful family home.

Combining period and contemporary features, the accommodation consists of an entrance hall, drawing room with open fireplace, sitting room, dining room with a fireplace, 'Marston & Langer' conservatory, kitchen/breakfast room, utility room and cloakroom on the ground floor. The cellar is ideal as a store room.

On the first floor there is a master bedroom with vaulted ceiling and mezzanine dressing area, three further bedrooms, family bathroom and separate w.c.

On the second floor there is a fifth bedroom/study.

Planning permission exists to add a bathroom near to the master bedroom and to divide the current bathroom into two.

Electric gates open onto a gravel drive which leads to a turning area and provides off road parking. Within the grounds of approximately 2.09 acres there is a detached unlisted converted barn with accommodation consisting of a sitting room with a fireplace, a kitchen and a wet room on the ground floor.

On the first floor there are two double bedroom and shower room.

A paved terrace houses the heated swimming pool and is ideal for outside entertaining. Below the pool terrace there is an astro-turf tennis court. The delightful gardens are laid extensively to lawn with mature well stocked flower and shrub beds and stunning far reaching views. As well as the off road parking there is an English Heritage triple garage and store room.

This delightful property not only benefits from the stunning views but also from being located within the Cranbrook School Catchment Area.

Harpers and Hurlingham

The Corner House

Stone Street

Cranbrook

Kent

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This Grade II Listed family home is located on the outskirts of the sought after village of Goudhurst. Popular for many reasons, one of which is its location within the Cranbrook School Catchment Areas.

The village offers a wide variety of shops including a Bakers, Pharmacy, Newsagents incorporating a Post Office, two Hairdressers, Doctors Surgery, Veterinary Surgery and local pubs offering good food.

The local Primary School enjoys an excellent reputation having recently achieved an outstanding Ofsted report and in addition to this and the Cranbrook School there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School as well as the Boys and Girls Grammar Schools in Tonbridge and Tunbridge Wells.

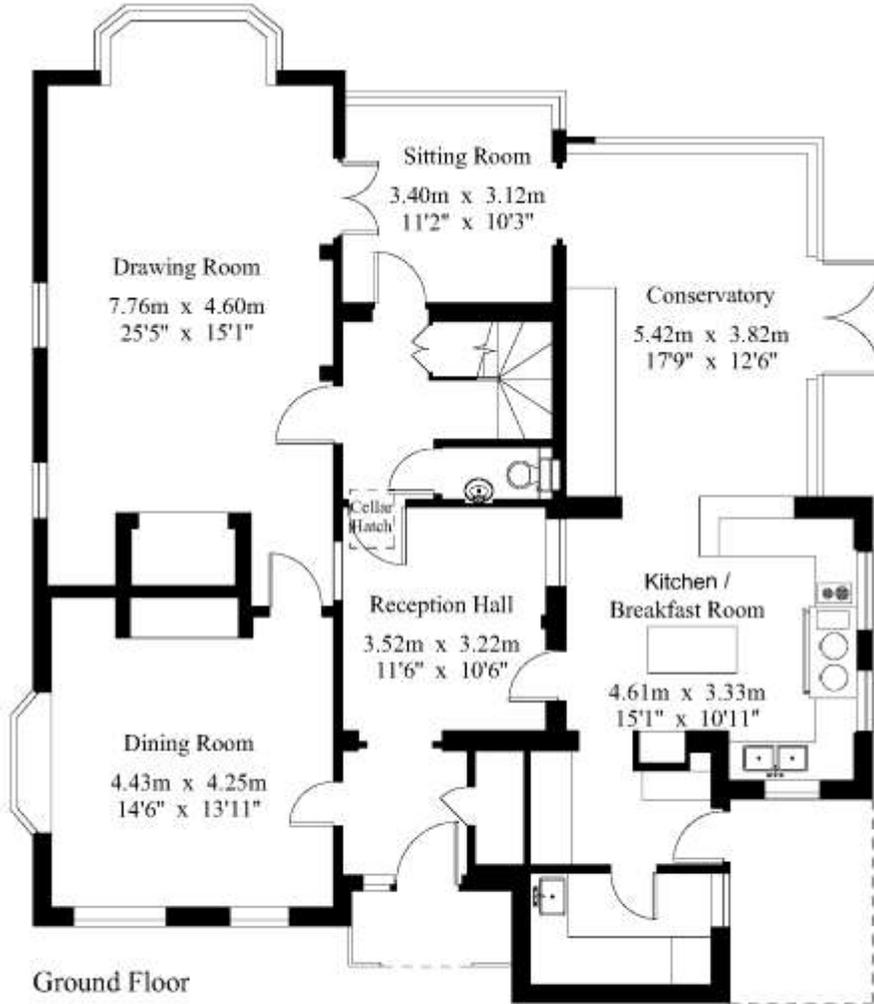
The Mainline stations at nearby Paddock Wood, Marden and Staplehurst offer regular trains into London. The A21 provides access to the M25 Motorway to the North and South.

Old Swatlands, Goudhurst

House - Gross Internal Area : 303.3 sq.m (3264 sq.ft.)



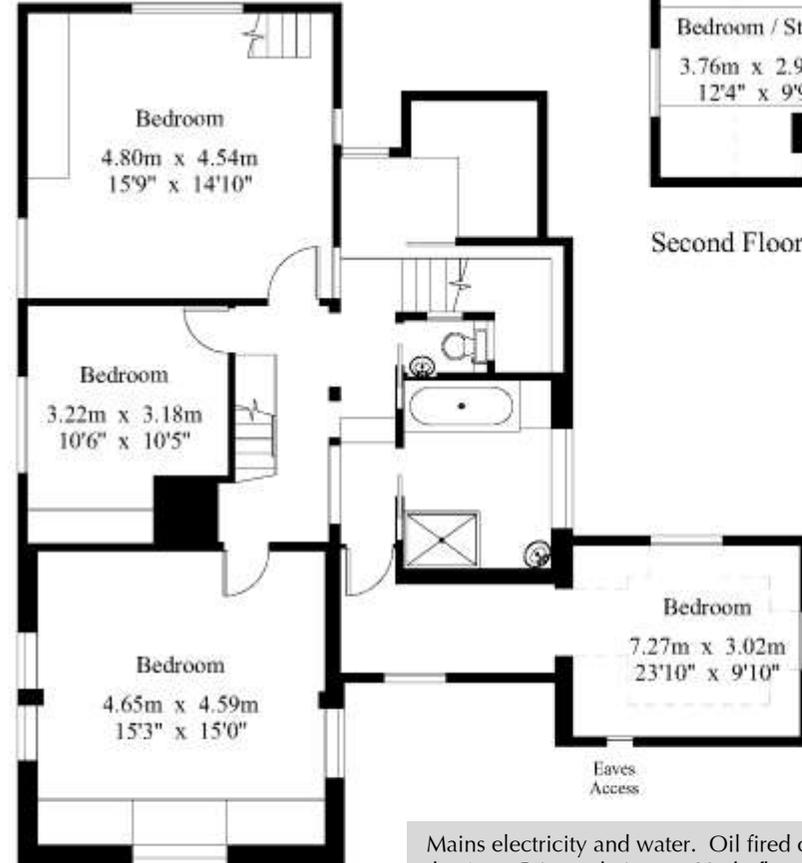
Restricted height



Cellar



Second Floor



First Floor

Mains electricity and water. Oil fired central heating. LPG for the Aga. Private drainage. Underfloor heating in conservatory and kitchen/breakfast room.

EPC Rating: n/a

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.



