

GOUDHURST KENT



BEDGEBURY ROAD, GOUDHURST, KENT TN17 2QY

Striking Grade II Listed Farmhouse

Drawing Room * Dining Room * Study * Kitchen/Breakfast Room * Utility Room * Shower Room

Master Bedroom with Built-in Wardrobe * Three Double Bedrooms, One Ensuite
Family Bathroom * Store Room/Dressing Room

Two Interconnecting Double Bedrooms

Wrap Around Gardens * Off Road Parking * Garden Room * Garden Store

Cranbrook School Catchment Area

Situated on the edge of Bedgebury Forest with views over Goudhurst, this striking Grade II Listed farmhouse is believed to date from 1649 with later additions.

Exhibiting a variety of character features from inglenook fireplace to exposed beams and comfortably fusing period and modern living; the accommodation consists of a double aspect drawing room with inglenook fireplace, a double aspect dining room with log burning stove, a study, a galleried reception room leading to the spacious double aspect kitchen/breakfast, a utility room and a shower room on the ground floor.

On the first floor there is a double aspect master bedroom with built-in wardrobe and fireplace, three further double bedrooms, one with ensuite shower room, family bathroom and a store room/dressing room. A staircase leads to the second floor where there are two interconnecting double bedrooms.

Outside, the shared drive leads to ample off road parking which in turn adjoins the gardens. Laid predominantly to lawn, the gardens wrap around the farmhouse and are bordered with established hedgerow and fencing. There are a number of mature trees and well stocked flower and shrub beds. A paved terrace is ideal for outside entertaining. Within the grounds there is a garden room with w.c. and shower and a garden store.

Harpers and Hurlingham

The Corner House

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Kent

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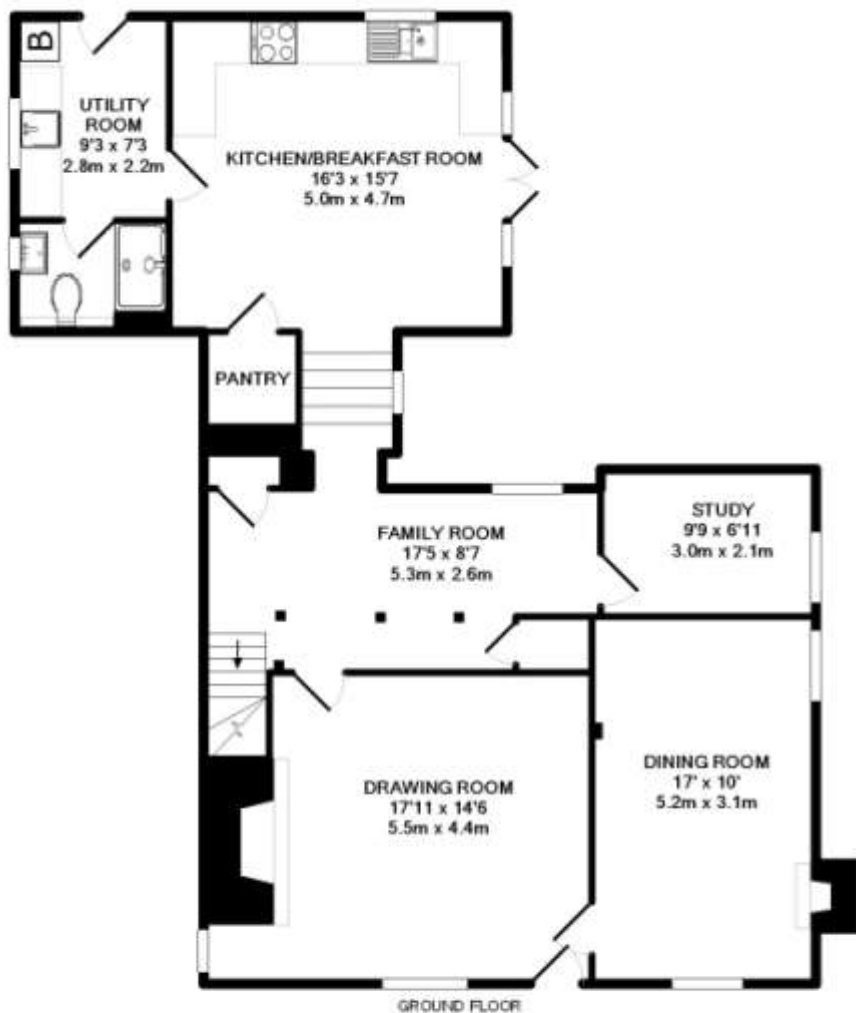


This striking farmhouse is located on the edge of Bedgebury forest just outside of the picturesque village of Goudhurst with its variety of village shops including the Bakers, Chemist, General Store, Hairdresser, Doctors Surgery, Veterinary Surgery and Post Office to name a few.

For those who like to indulge in a bit of rest and relaxation, nearby Risebridge offers a members only Health Club.

The village also boasts excellent local cuisine and has its own Primary School and is within the renowned Cranbrook School Catchment Area.

Mainline Rail Services are available from nearby Marden and Staplehurst. The A21 provides access to the Motorways heading north and south.



TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 2189.45SQ.FT. (203.45Q.M)
(excluding the Garden Room)
(not to scale - for layout purposes only)
(please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Mains electricity and water. Oil fired central heating.
Private drainage.

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band E

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

