

# GOUDHURST, KENT





MAYPOLE LANE, GOUDHURST  
KENT TN17 2QP

Quintessential Grade II Listed Family Home  
With Stunning Far Reaching Views

Drawing Room \* Sitting Room \* Dining Room \* Kitchen with Aga  
Utility/Cloakroom

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Master Bedroom with Ensuite \* Two Double Bedrooms (One Ensuite)

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Two Interconnecting Double Bedrooms

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Well stocked mature gardens \* Double Garage \* Off Road Parking

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Cranbrook School Catchment Area

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)







Believed to be one of the oldest properties in Goudhurst, with stunning views of the countryside, this charming Grade II Listed family home has origins as a hall house dating from the 15th century. The property is within walking distance of the village centre via, what is believed to be, a medieval stone staircase across the fields to the church.

Full of character and displaying period features throughout including a window which is listed separately and is believed to be a display window for Lamberts, the village window maker, dating from 1430, the accommodation consists of a triple aspect drawing room, sitting room with inglenook fireplace and log burning stove, double aspect dining room with inglenook fireplace, kitchen with vaulted ceiling and Aga and a utility/cloakroom on the ground floor.

On the first floor there is a triple aspect master bedroom with ensuite bathroom and vaulted ceiling, a double bedroom with ensuite bathroom, double bedroom with vanity unit and ample storage.

On the second floor there are two interconnecting double bedrooms.

Outside a gate opens onto the ample off road parking which leads to the detached double garage. A wisteria walk leads to the house and a paved terrace from which to enjoy the stunning far reaching views. Laid to lawn dissected with paths, the charming garden boasts five magnolia trees and four camellias.

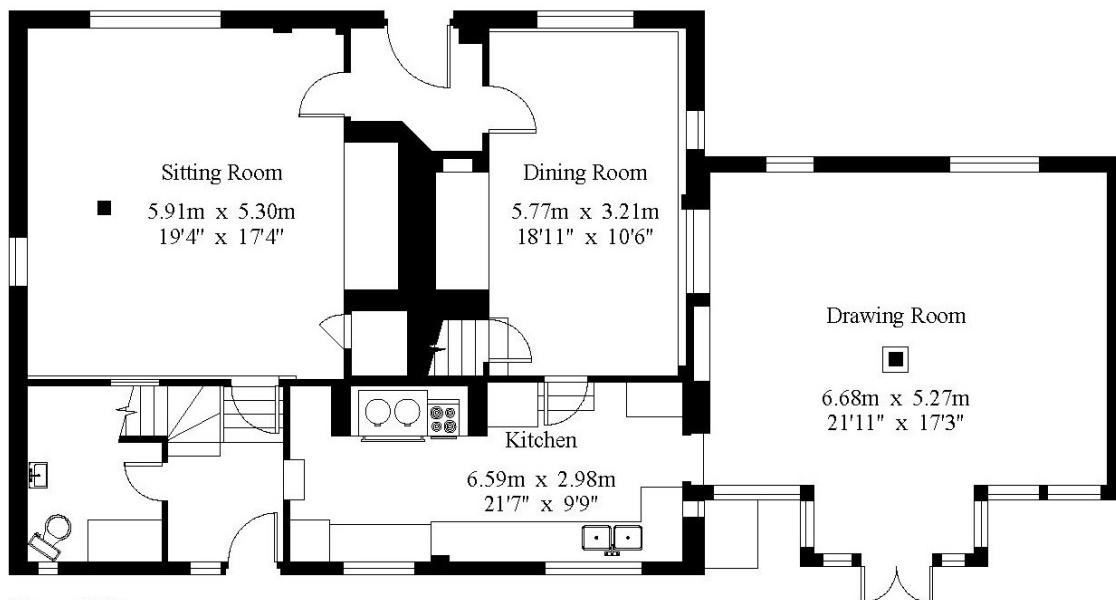
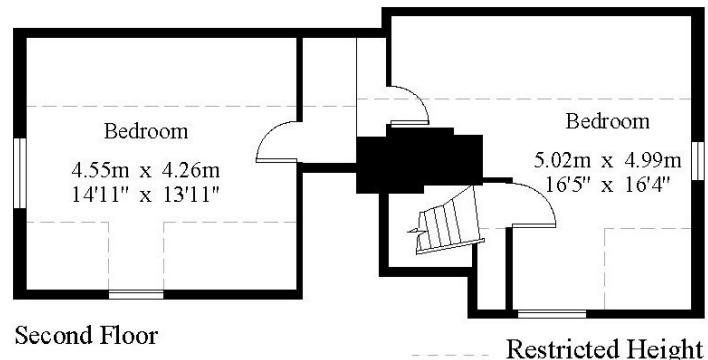
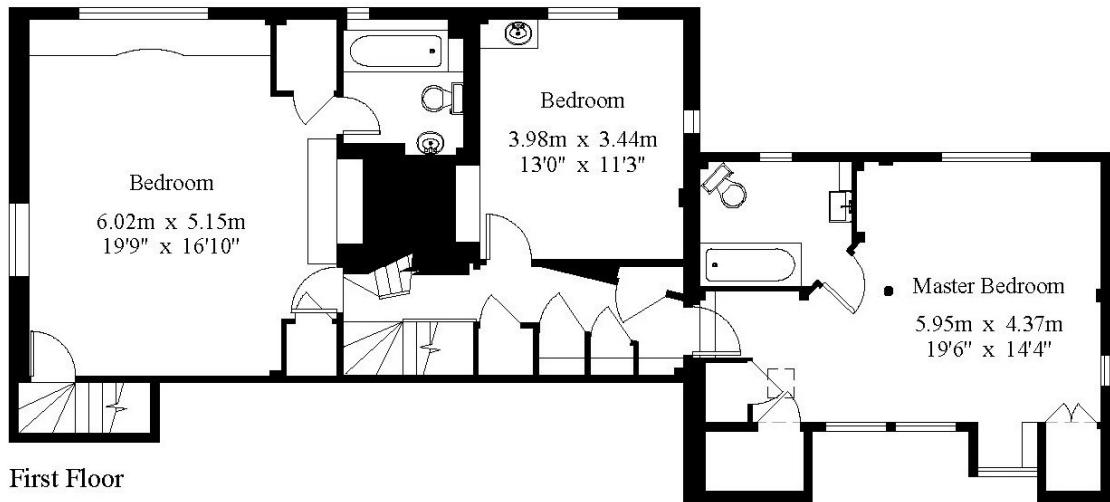


The sought after village of Goudhurst is popular for many reasons, one of which is its location within the Cranbrook School Catchment Area.

The village offers a wide variety of shops including a Bakers, a Pharmacy, a Newsagents incorporating a Post Office, two Hairdressers, a Doctors Surgery, a 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.



## SERVICES

Mains electricity and water. Oil fired central heating. Electric underfloor heating in the kitchen. Private drainage.

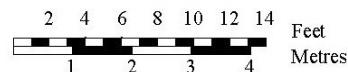
EPC Rating: n/a

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.

## Lower Maypole Cottage

**Gross Internal Area : 290.0 sq.m (3121sq.ft.)**



For Identification Purposes Only.

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