



'Our Focus Determines Your Reality'



Curtisden Green  
Goudhurst  
Kent  
TN17 1LA



Entrance Hall \* Sitting Room \* Dining Room \* Office  
Kitchen/Breakfast Room \* Utility Room \* Cloakroom

---

Principal Bedroom with Dressing Room  
Five Further Double Bedrooms, Three Ensuite \* Family Bath/Shower Room

---

Detached Cottage \* Sitting/Dining Room \* Kitchen  
Three Double Bedrooms, One Ensuite \* Bath/Shower Room  
Cloakroom \* Attached Store/Utility Room

---

Garden and Ground Approx. 2 Acres \* Outbuildings \* Off-Road Parking  
Heated Swimming Pool



## DODGES OAST

Sitting in approximately 2 acres of garden and grounds on the outskirts of Goudhurst and enjoying far reaching views across the Garden of England, this substantial three storey, twin roundel oast provides a comfortable family home with the opportunity of an income in the form of a detached three-bedroom holiday cottage.

The accommodation in the main house consists of an entrance hall, a double aspect, semi-roundel sitting room with doors to the garden and a fireplace with oil fired stove, double aspect, semi-roundel dining room, kitchen/breakfast room, utility room, cloakroom, and an office with door to outside, on the ground floor.

On the first floor there is a double aspect, semi-roundel principal bedroom with dressing room, two further double aspect, double bedrooms, one of which is a semi-roundel, and a family bath/shower room. There are three further double bedrooms on the second floor, two semi-roundel with ensuite shower rooms, and one double aspect with ensuite bathroom.

Outside the oast sits in approximately 2 acres which comprises a paddock, attractive enclosed garden and kitchen garden with greenhouse, and a swimming pool heated by an air source heat pump. Detached outbuildings and the holiday cottage are also within the grounds.



## GOUDHURST

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 baker's, a pharmacy, a newsagent incorporating a Post Office, two hairdressers, a doctors' surgery, a veterinary surgery and local pubs offering good food.

## SCHOOLS AND CONNECTIONS

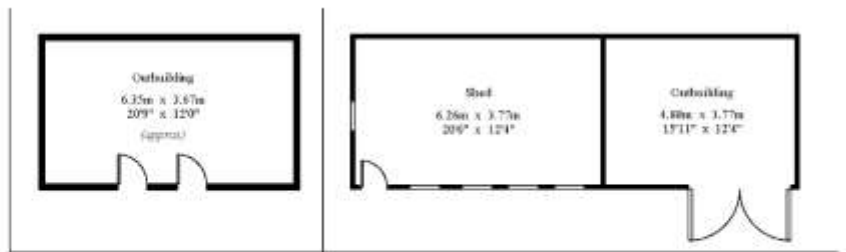
The local primary school enjoys an excellent reputation having recently achieved an outstanding Ofsted report and in addition to this and Cranbrook School there are other excellent schools, notably Bethany, Benenden School, Marlborough House, St. Ronan's and Dulwich Prep School as well as the Boys' and Girls' Grammar Schools in Maidstone, 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.

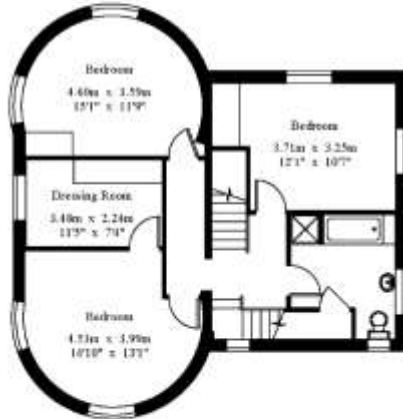


# Dodges Oast

House - Gross Internal Area : 243.8 sq.m (2624 sq.ft.)  
 Outbuildings - Gross Internal Area : 65.6 sq.m (706 sq.ft.)



Ground Floor



First Floor



Second Floor

2 4 6 8 10 12 14 Feet  
 1 2 3 4 Metres For Identification Purposes Only  
 © 2023 Douglas (UK) Limited 011852-014101



## Little Dodges

Gross Internal Area : 114.6 sq.m (1,233 sq.ft.)  
 (Including Store / Utility Room)

2 4 6 8 10 Feet  
 1 2 3 Metres

For Identification Purposes Only.  
 © 2023 Douglas (UK) Limited 011852-014101



## LITTLE DODGES

Little Dodges is the detached single storey holiday cottage which is laid out in the form of an entrance hall leading into the open plan, double aspect, vaulted sitting/dining room with red tiled floor and exposed beams together with a fitted kitchen and cloakroom. The three bedrooms consist of a principal bedroom with ensuite shower room and two further double bedrooms, sharing a family bath/shower room. There is also an attached external store/utility room.

Outside, there is a paved courtyard and off-road parking.

The cottage provides a very lucrative holiday cottage income.

Both properties enjoy far reaching countryside views.









## SERVICES

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

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: Oast D – full details available on request

A covenant exists to the effect that Little Dodies cannot be sold separately and may not be lived in by the same person for more than six weeks at a time.

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



**Harpers and Hurlingham Property Consultants**  
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)