



'Our Focus Determines Your Reality'



Ranters Lane
Goudhurst
Kent
TN17 1HR



Entrance Hall * Sitting Room * Dining Room * Family Room
Kitchen/Breakfast Room * Utility Room* Two Cloakrooms

Master Bedroom with Ensuite * Guestroom with Ensuite
Four Further Double Bedrooms * Family Bath and Shower Room

Garden with Terrace * Off Road Parking
Hardstanding for Garden Store/Workshop



SUBSTANTIAL DETACHED FAMILY HOME

Located on the edge of the village of Goudhurst this substantial detached family home enjoys stunning views over the surrounding countryside.

Filled with light and recently extended, the flexible accommodation is arranged over three floors and offers well-proportioned rooms consisting of an entrance hall, triple aspect sitting room with log burning stove, a dining room, family room, double aspect kitchen/breakfast room, utility room and two cloakrooms, one of which could easily be a shower room on the ground floor.

On the first floor there is a master bedroom with ensuite bath and shower room, a guest bedroom with ensuite bathroom, three further double bedrooms and a family bath and shower room. A staircase leads to a second floor double bedroom and attic space.

Outside the gated gravel driveway provides ample off road parking and a gate opens onto a gravel path that leads across the lawn passing a vegetable garden to a paved terrace. There is a further brick terrace to the rear with a hardstanding in place for a garden store/workshop.



GOUDHURST

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

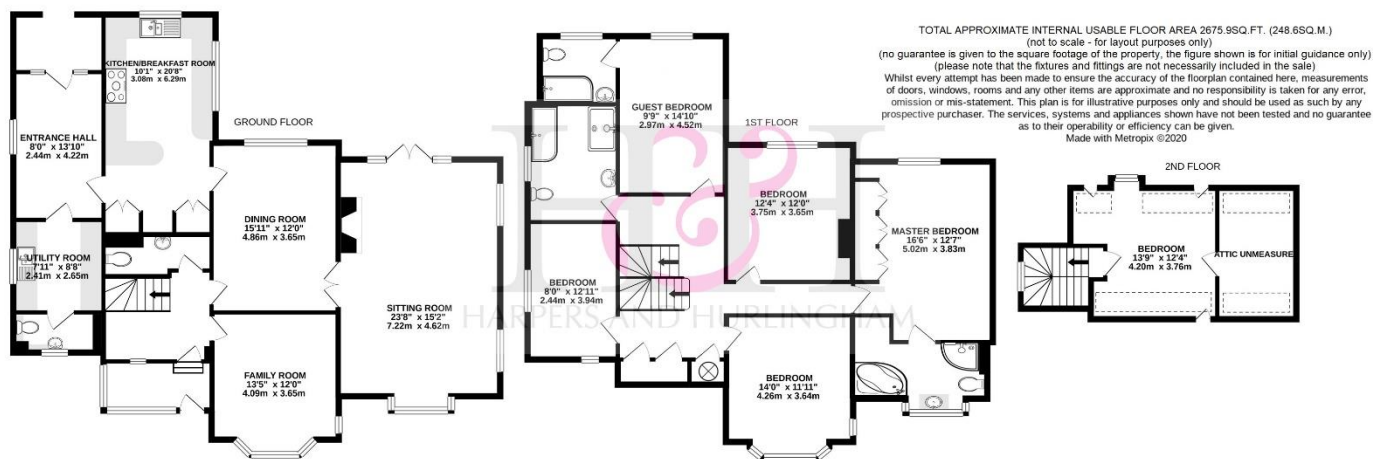
The village offers a wide variety of shops including a Bakers, a Pharmacy, a Newsagents incorporating a Post Office, two Hairdressers, a Doctors Surgery, a Veterinary Surgery and local pubs offering good food.

SCHOOLS AND CONNECTIONS

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. Private drainage.

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.

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