



'Our Focus Determines Your Reality'



Maypole Lane
Goudhurst
Kent
TN17 2QP



Sitting Room * Study/Snug * Family/Dining Room * Kitchen
Cloakroom

Principal Bedroom with Ensuite * Guest Bedroom with Ensuite
Two further Interconnecting Double Bedrooms
Family Bath/Shower Room

Garden * Detached Guest Suite * Potting Shed * Double Garage
Off-Road Parking



QUINTESSENTIAL GRADE II LISTED HOME

Believed to be one of the oldest properties in Goudhurst, with stunning views of the countryside, this charming Grade II Listed property 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.

The property is full of character displaying period features such as brick inglenook fireplaces with bressummer beams, exposed beams, king posts and leaded light windows 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.

Spanning three floors the accommodation consists of a double aspect sitting room with inglenook fireplace, double aspect study/snug with inglenook fireplace, triple aspect family/dining room with doors opening to the terrace, a kitchen with vaulted ceiling and far-reaching views across the garden and a cloakroom/laundry on the ground floor.





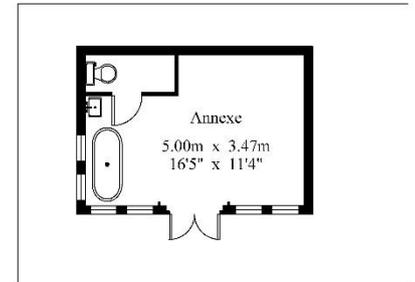
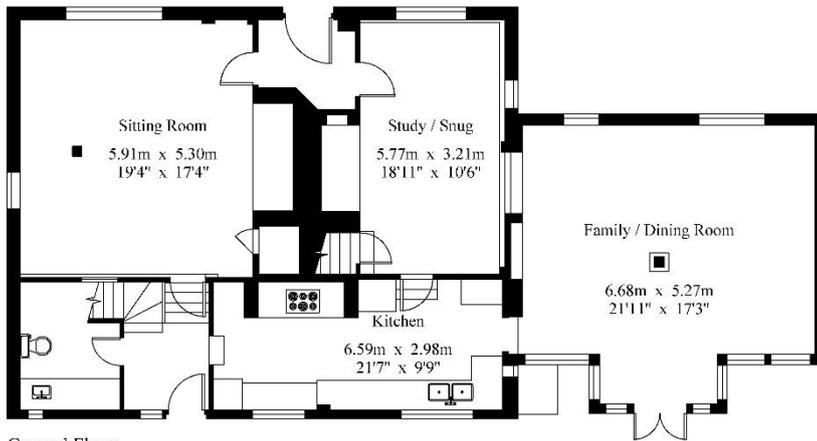
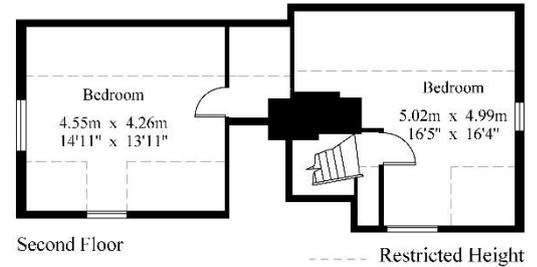
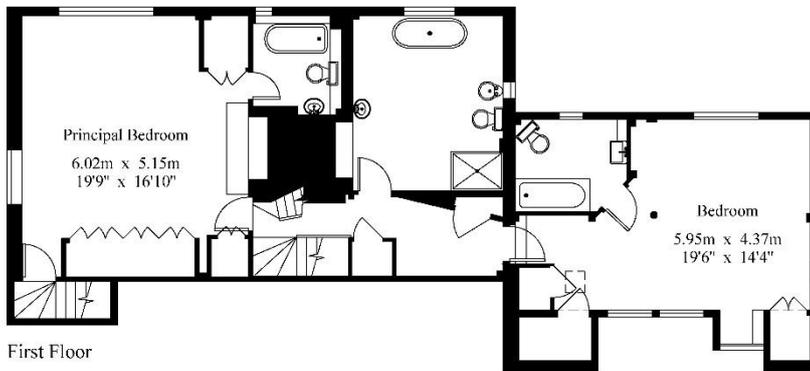
On the first floor the double aspect principal bedroom features stunning exposed beams and a brick fireplace, the accompanying ensuite bathroom displays similar beams and enjoys a roll top slipper bath; there is also a triple aspect guest bedroom with ensuite bathroom and vaulted ceiling with king posts, and a family bath and shower room. There are two interconnecting double bedrooms on the second floor.

Within the established garden there is a delightful, detached guest suite made cosy with the inclusion of a log burning stove, also within the garden is a charming brick built potting shed also including a log burning stove. The garden wraps around the property, is laid predominantly to lawn bordered with mature hedging and interspersed with trees and shrubs. The extensive stone terrace is ideal for outside entertaining and provides an ideal position from which to enjoy the stunning far-reaching views.

A five-bar gate opens onto the driveway which leads to the detached double garage and provides additional off-road parking.

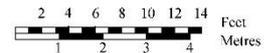






Lower Maypole Cottage

House - Gross Internal Area : 290.0 sq.m (3121sq.ft.)
Annexe - Gross Internal Area : 17.3 sq.m (186 sq.ft.)



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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 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.



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