



'Our Focus Determines Your Reality'



Ranters Lane
Goudhurst
Kent
TN17 1HR



Entrance Hall * Sitting Room * Dining Room * Garden Room
Kitchen/Utility Area * Ground Floor Bedroom * Shower Room

Principal Bedroom with Ensuite * Two Further Bedrooms
Family Bathroom

Garden and Grounds approx. 1.3 Acres * Detached Double Garage
Off Road Parking



CHARMING UNLISTED CONVERTED BARN

Converted in 1986, this charming unlisted barn is located on the outskirts of the popular village of Goudhurst and enjoys stunning far-reaching views.

Exhibiting character throughout from an inglenook fireplace to exposed beams, the accommodation consists of a double aspect sitting room with fireplace, a double aspect dining room, a garden room with door to the garden, a fitted kitchen with utility area, a double bedroom, and a shower room on the ground floor.

On the first floor there is a principal bedroom with ensuite bathroom, a further bedroom, a bedroom/study, and a family bathroom.

Outside a drive leads to the detached double garage and provides ample off road parking. The garden wraps around the barn and totals approximately 1.3 acres of garden, terrace and wildflower meadow interspersed with a variety of mature trees. There is also a summer house and garden store.

The barn benefits from being located within the much sought after Cranbrook School Catchment Area and walking distance of the village centre.



GOUDHURST

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

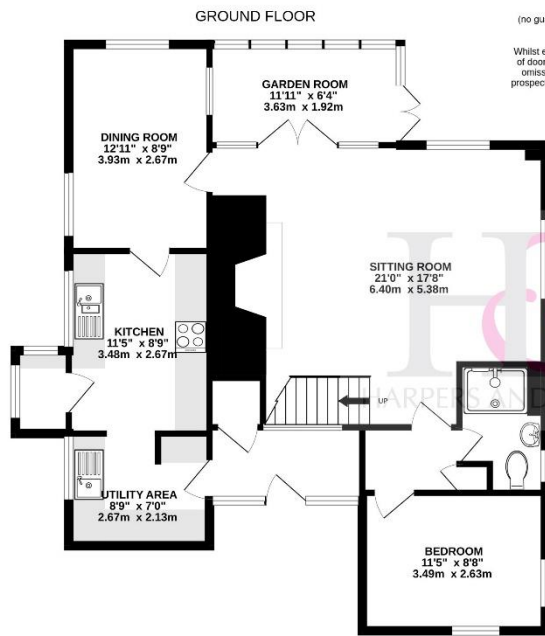
The village offers a wide variety of shops including a bakers, a pharmacy, a newsagents incorporating a Post Office, two hairdressers, a doctors' surgery, a veterinary surgery and local pubs offering good food.

SCHOOLS AND CONNECTIONS

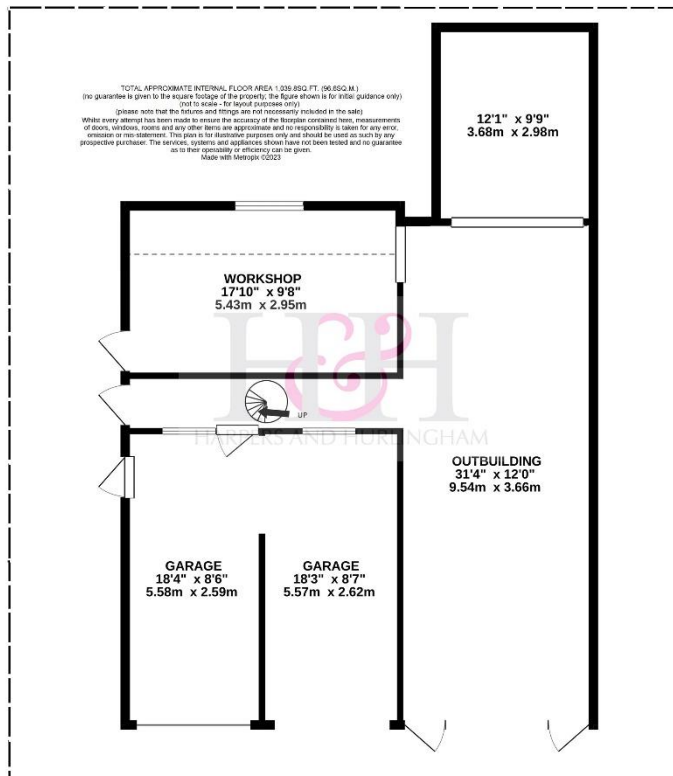
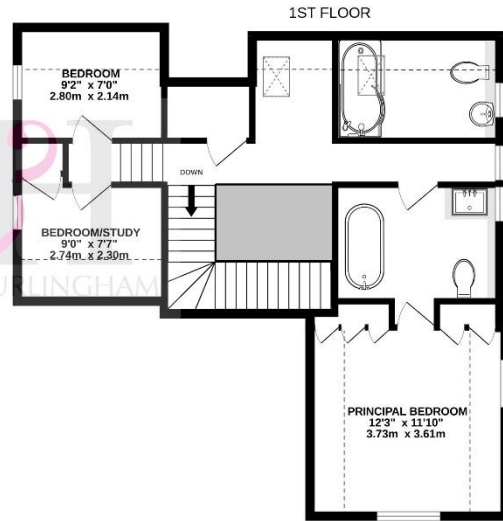
The local primary school enjoys an excellent reputation having recently achieved an outstanding Ofsted report and in addition to this and Cranbrook School there are other excellent schools, notably Bethany, Benenden School, Marlborough House, St. Ronan's and Dulwich Prep School as well as the Boys' and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





TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1,443.49SQ.FT. (134.19SQ.M.)
(no guarantee is given to the square footage of the property, the figure shown is for initial guidance only)
(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 floorplan 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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TOTAL APPROXIMATE INTERNAL FLOOR AREA 1,026.85Q.FT. (96.85Q.M.)
(no guarantee is given to the square footage of the property, the figure shown is for initial guidance only)
(not to scale - for layout purposes only)
(please note that the services and fittings are not necessarily included in the sale)
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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SERVICES

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

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: D – full details available on request.

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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