



‘Our Focus Determines Your Reality’



Back Lane
Goudhurst
Kent
TN17 1AN



Entrance Hall * Kitchen/Breakfast Room * Sunroom * Shower Room

Vaulted Sitting Room * Principal Bedroom * Further Bedroom

Paved Courtyard Garden



GRADE II LISTED BARN CONVERSION

This attractive Grade II Listed Barn conversion is located in a tucked away part of the sought after village of Goudhurst. A feature of the property is the first floor sitting room with Juliette balcony, to make the most of the far-reaching countryside views. A charming courtyard compliments the barn with bi-fold doors opening from the sunroom creating an ideal space for outside entertaining.

The accommodation in this unique barn consists of an entrance hall, kitchen/breakfast room with exposed beams and brickwork, opening into the sunroom with bi-fold doors opening to the garden, and a family shower room on the ground floor.

The principal bedroom and additional bedroom are both accessed from the half landing, both have built-in storage.

The vaulted sitting room is situated on the first floor with exposed beams, a log burning stove and Juliette balcony with far reaching countryside views.

Outside gates open onto the courtyard garden which, if required, can provide off-road parking.



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, 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

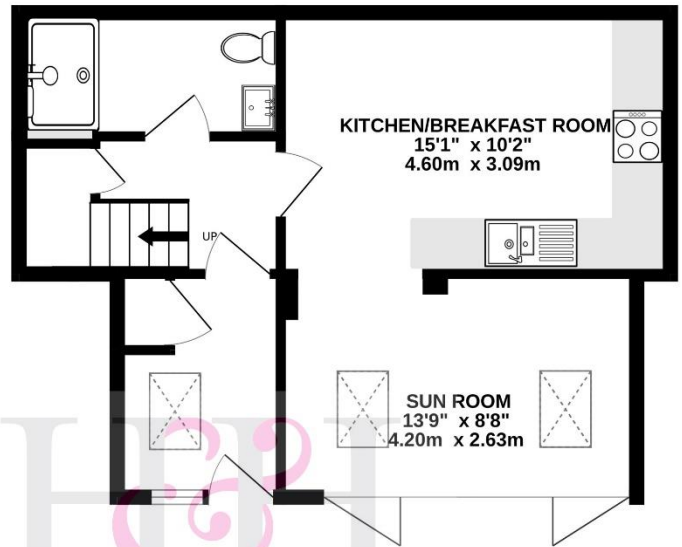
The local primary school enjoys an excellent reputation having recently achieved an outstanding Ofsted report and in addition to this and Cranbrook School there are other excellent schools, notably Bethany, Benenden School, Marlborough House, St. Ronan's and Dulwich Prep School as well as the Boys' and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

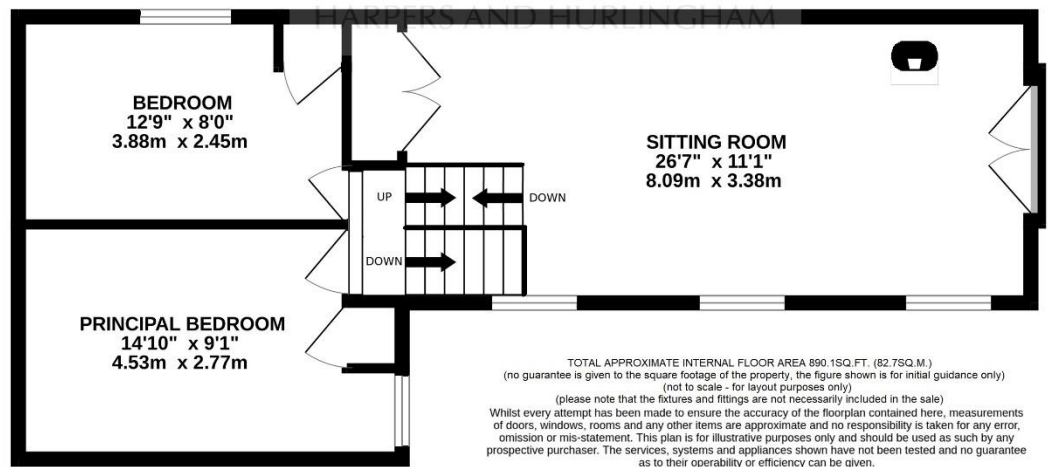




GROUND FLOOR



1ST FLOOR



SERVICES

Mains electricity, water and drainage. LPG Heating.

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band F

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



EIGHT BELLS BARN, TN17 1AN

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