



‘Our Focus Determines Your Reality’



Cranbrook Road
Goudhurst
Kent
TN17 1DY



Reception Hall * Sitting Room * Dining Room * Study
Garden Room * Kitchen/Breakfast Room * Cloakroom
Cellar

Principal Bedroom, Ensuite
Two Further Double Bedrooms both Ensuite * Good Size Single, Ensuite
Attic Storage

Gardens and Grounds approximately 0.33 Acres
Greenhouse * Detached Garage * Off-Road Parking



STRIKING, UNLISTED, PERIOD FAMILY HOME

This stunning, unlisted, period property is believed to date from the mid-16th century and was originally an extension to a 15th century hall house. Part of the hall house was rebuilt in the 18th century and divided into two properties in the 1980s with later additions. Character features abound from wood panelled walls to feature fireplaces, exposed beams to herringbone brick floors and unexpectedly high ceilings to a cellar with natural light and all sitting comfortably alongside the conveniences of modern living. Enjoying far-reaching views of the countryside, this striking family home sits in delightful grounds on the outskirts of Goudhurst, sought after for the Goudhurst Primary School and its position within the Cranbrook School Catchment Area.

The accommodation consists of a reception hall with exposed beams and brick wall, a wood panelled sitting room with feature fireplace, log burning stove and stained glass windows, a study, a garden room with doors to the garden and a fireplace with log burning stove, a dining room with exposed brick chimney breast, beams, floorboards, and an ornate bar, steps lead down into the double aspect kitchen/breakfast room with slate floor, exposed beams and a cooking stove; a cloakroom completes the ground floor. Stairs lead down from the reception hall to a cellar with natural light and a sump pump.





On the first floor there is a principal bedroom with exposed beams, a fireplace, built in storage and an ensuite shower room, two further double bedrooms, again each with exposed beams, one with an ensuite shower room and the other with an ensuite bath/shower room, and a fourth good size single room with an ensuite shower room. Stairs lead to an attic room with natural light which is currently used for storage.

OUTSIDE

A drive leads down the side of the front garden to gravelled parking for several cars and to the detached garage. A gate opens from the drive through a brick wall into the partially walled front garden which is laid predominantly to lawn with a brick terrace, pergola with productive vine, mature hedge and well-stocked flower and shrub beds. The garden to the rear adjoins the gravel drive and is tiered with steps down to a further area of lawn sheltered during the Summer by a border of established trees and shrubs. The lawn is interspersed with a variety of fruit trees and there is also a greenhouse.



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, St. Ronan's and Dulwich 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 FLOOR AREA (including Garage) 3,232SQ.FT. (300.3SQ.M.)
 (no guarantee is given to the square footage of the property; the figure shown is for initial guidance)
 (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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SERVICES

Mains electricity, water and drainage connected. Oil fired central heating. LPG for cooking.

Fibre broadband

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: D

Please note that it should not be assumed that the fixtures and fittings are included in the sale.



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