

THE GARDEN HOUSE



GOUDHURST, KENT



Beyond your expectations



The Garden House

Cranbrook Road, Goudhurst, Kent, TN17 1BS

An impressive, spacious family house with a versatile internal layout set on the edge of this delightful village within the Cranbrook School Catchment Area.

Entrance Hall, Drawing Room, Dining Room, Family Room, Conservatory, Kitchen/Breakfast Room, Utility Room, Cloakroom, Principal Bedroom with Balcony, 4 Further Bedrooms (One En Suite), Family Bathroom, Shower Room, Study, Cinema Room/Library, Playroom/Loft Room with Cloakroom, Oil Fired Central Heating, Integral Double Garage.

Description: This impressive detached house has outstanding well arranged spacious accommodation over 4000 sq ft including the garage. This well presented property has many original features some of which include the following:

The entrance hall has solid wood flooring, cloaks cupboard and main staircase creating an excellent first impression of the interior. There are double doors into a very good family room to the front of the house.

The drawing room has outlooks on three sides with French doors opening to the south facing terrace and a wood burner set within a marble fireplace. Double doors open to the dining room which has outlooks over the garden.

The well fitted kitchen has long granite work surfaces and a matching island unit all with cupboards and drawers under. Appliances include Miele steam oven, 2 conventional ovens and a coffee machine. The adjoining breakfast room has double doors to the terrace and door to the conservatory. The conservatory is a good size and has solid wood flooring and double doors to the terrace.

The first floor is where the house become extremely versatile with five bedrooms, two bathrooms, a shower room, a study and cinema room/library.





The principal bedroom has a large balcony with outlooks to the garden. Across the landing there is a large shower room along and a cinema room/library. There is also an electronically controlled loft ladder that provides access into a large playroom/loft room.

The main guest bedroom is spacious and has a double aspect, fitted wardrobes and an excellent en suite bathroom. The cinema room/library and playroom/loft room could both serve as additional bedrooms.

Situation: The house which is within the Cranbrook school catchment area, is set just 0.3 miles to the west of Goudhurst, an extremely attractive village with good local shops, public houses, restaurants and a pretty church. Further shops and amenities can be found in Cranbrook approximately 4.5 miles away. The spa town of Tunbridge Wells is about 10.5 miles away for more comprehensive shopping facilities and further schools. Recreational amenities include fishing, sailing and water sports at Bewl Water and two 18 hole golf courses at Dale Hill.

Outside: A large south facing terrace adjoins the rear of the house. This opens onto the wide expanse of lawn with shrub borders, an ornamental pond and is well screened by mature hedges and trees. At the front an electronically controlled entrance gate opens to the gravel driveway which provides parking for a number of vehicles and access to the double garage.

Directions From Tunbridge Wells join the A21 at Pembury and proceed south to the roundabout at Lamberhurst. Follow the signs for Goudhurst A262 continue through the village and the house is on the right after about 0.3 miles.

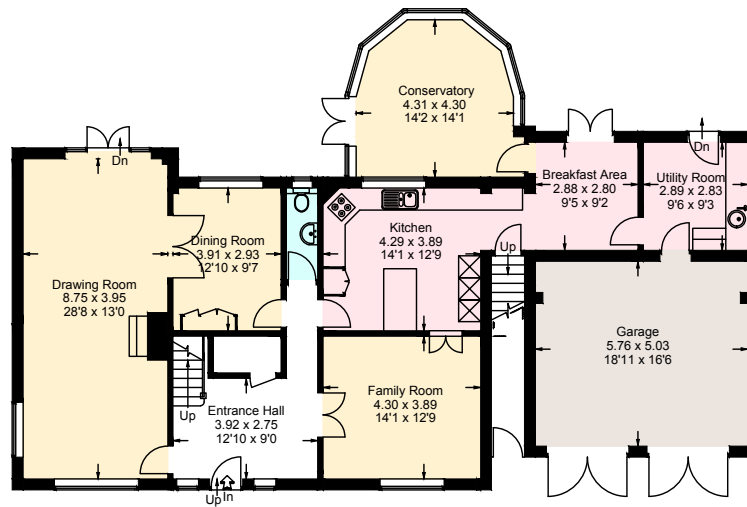
Additional Information Train Services: Marden station for trains to London (Charing Cross, London Bridge and Cannon Street) in about an hour.



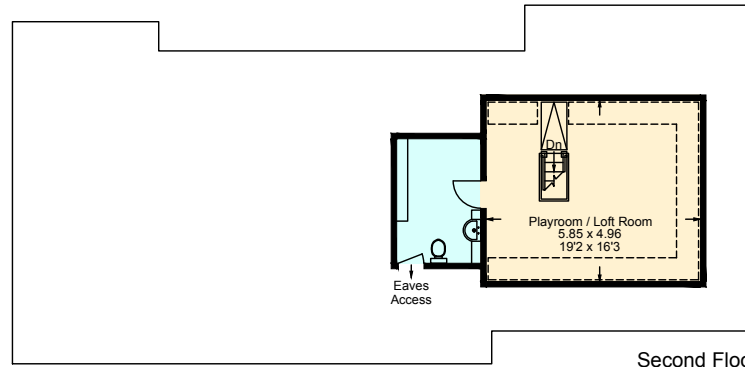
Cranbrook Road, Goudhurst, Kent

Approximate Gross Internal Area :-
372 sq m / 4004 sq ft (Including Garage)

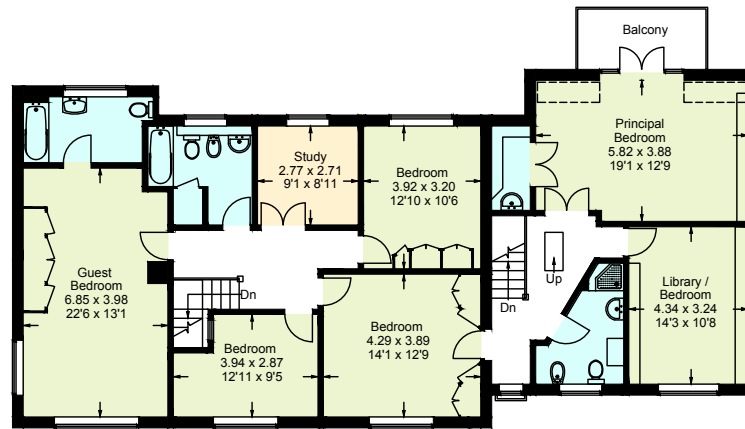
[---] = Reduced headroom below 1.5 m / 5'0"



Ground Floor



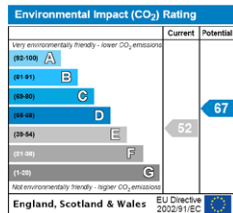
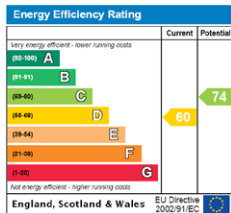
Second Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref 170838

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

