

# GOUDHURST, KENT





CHURCH ROAD, GOUDHURST, KENT TN17 1BN

Impressive Grade II Listed Family Home

Sitting Room \* Family Room \* Dining Room  
Kitchen/Breakfast Room \* Utility Room \* Cloakroom

---

Master Bedroom with Shower Room \* Guest Bedroom with Ensuite  
Two Further Double Bedrooms \* Family Bathroom

---

Two interconnecting Bedrooms \* Snug \* Family Bathroom

---

Delightful Enclosed Gardens with Terrace \* Detached Stable Block with Garage  
Above Ground Swimming Pool





This impressive attached Grade II Listed family home occupies a prominent position within the popular village of Goudhurst.

Full of character, the accommodation consists of a sitting room with semi-circular inglenook fireplace, a dining room, a family room, a kitchen/breakfast room with door to the garden, a utility room with door to the garden and a cloakroom on the ground floor.

On the first floor there is a master bedroom with shower room, a guest bedroom with ensuite, two further double bedrooms and a family bathroom. The second floor is currently configured as two interconnecting bedrooms, a snug and a family bathroom although could be used to create a master bedroom suite.

The property benefits from a two room cellar together with smugglers tunnel.

Behind wooden gates, a gravel drive provides ample off road parking and leads to the stable block which consists of a garage, a garden store, a stable and a pool house with room above which could be developed further subject to the necessary planning permission. There is a stunning enclosed garden laid predominantly to lawn bordered with mature well stocked flower and shrub beds and interspersed with a variety of trees. A number of areas of terracing are ideal for enjoying the gardens. Within the garden there is an above ground swimming pool.

This delightful property benefits from being within walking distance of the village amenities and also being located within the much sought after Cranbrook School Catchment Area.



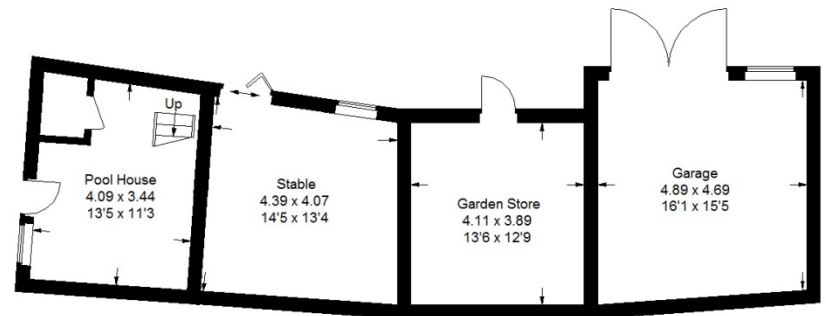


# Mill House, Church Road, Goudhurst, TN17 1BM

Approximate Gross Internal Area  
 332.2 sq m / 3576 sq ft  
 Cellar = 46 sq m / 495 sq ft  
 Outbuilding = 93.1 sq m / 1002 sq ft  
 Total = 471.3 sq m / 5073 sq ft

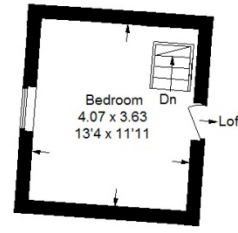


= Reduced headroom below 1.5 m / 5'0

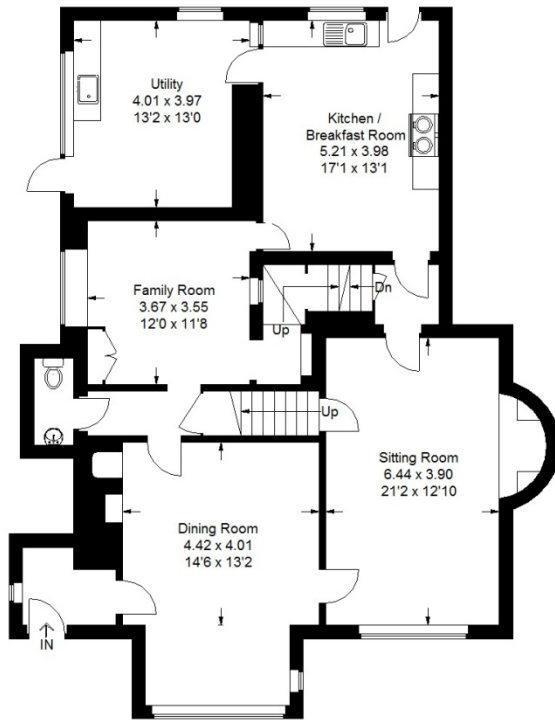


(Not Shown In Actual Location/ Orientation)

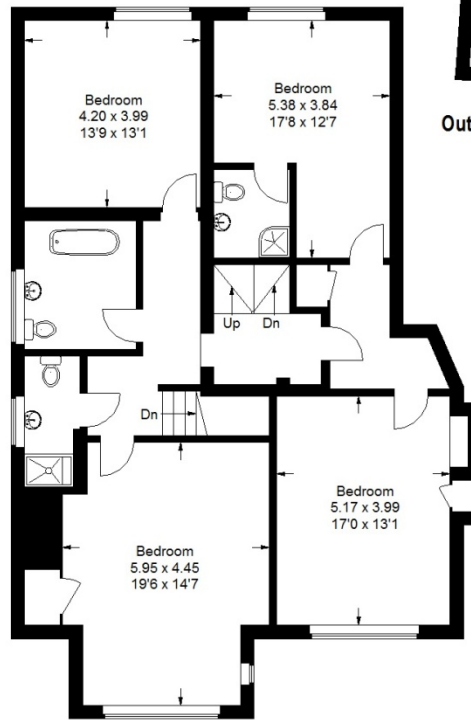
**Outbuilding - Ground Floor**



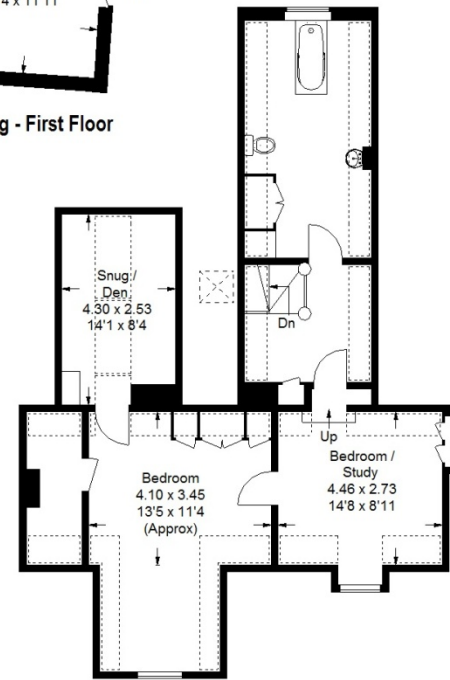
**Outbuilding - First Floor**



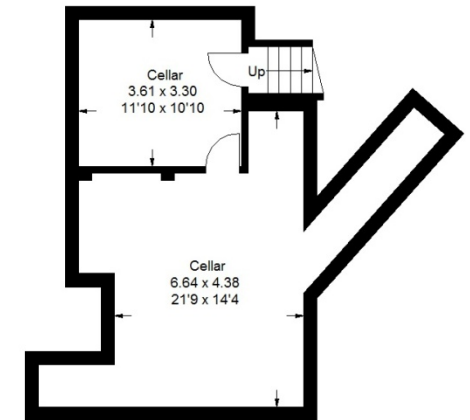
**Ground Floor**



**First Floor**



**Second Floor**



**Cellar**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID172283)

Mains electricity and water. Oil fired central heating. Shared private drainage.

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.





Harpers and Hurlingham  
The Corner House  
Stone Street  
Cranbrook  
Kent



Tel: 01580 715400  
[enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)

[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)