

# GOUDHURST KENT



RANTERS LANE, GOUDHURST, KENT TN17 1HR

## Charming Unlisted Barn with Views

Sitting Room \* Dining Room \* Garden Room \* Kitchen \* Utility Area  
Double Bedroom \* Shower Room

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Master Bedroom with Ensuite \* Bedroom \* Bedroom/Study \* Family Bathroom

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Gardens and Wild Flower Meadow approx. 1.3 Acres \* Double Garage \* Off Road Parking

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Cranbrook School Catchment Area

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

Oozing with character 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 master 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 gardens wrap around the barn and total approximately 1.3 acres of formal garden, terrace and wild flower meadow interspersed with a variety of mature trees. There is an area of vegetable garden and a Summer house.

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

### Harpers and Hurlingham

The Corner House  
Stone Street  
Cranbrook  
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TN17 3HE

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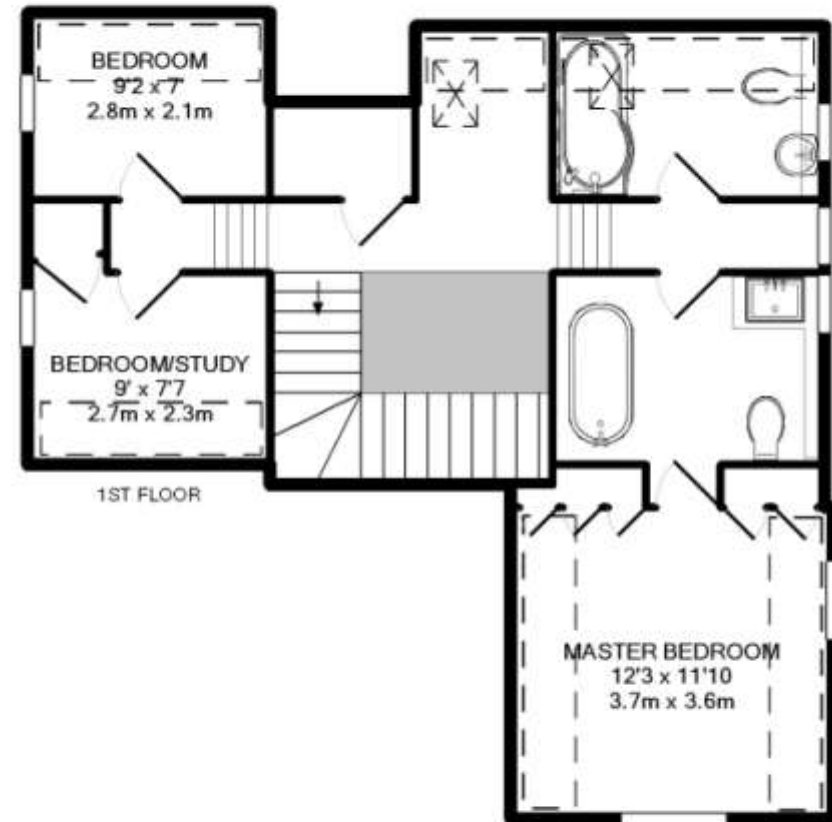
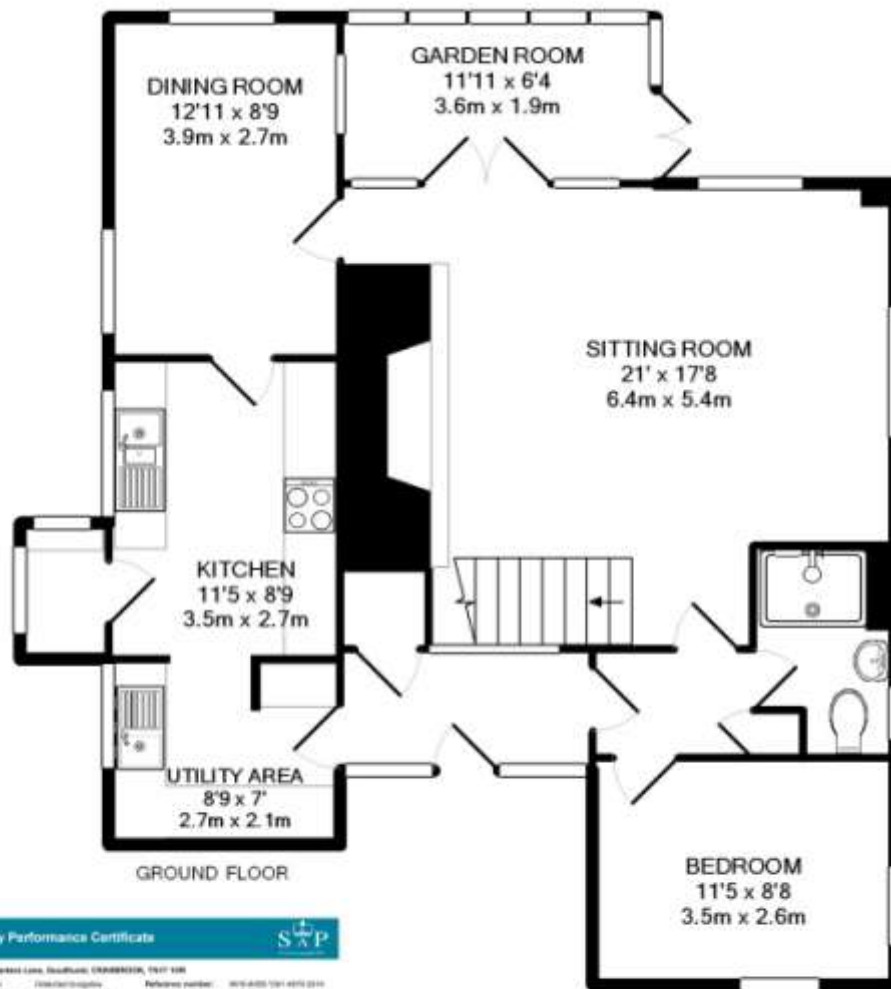


This charming barn is located on the outskirts of the sought after village of Goudhurst. Popular for many reasons, one of which is its location within the Cranbrook School Catchment Areas.

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.

The local Primary School enjoys an excellent reputation having recently achieved an outstanding Ofsted report and in addition to this and the Cranbrook School there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy 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 1443.45Q.FT. (134.15Q.M)  
(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 floor plan 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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**Energy Performance Certificate**

**Site Data, Report Date, Location, Construction, 19/11/2016**

Building type: 104 (Detached house) Reference number: 10000455100140162016  
Date of assessment: 13 September 2016 Type of assessment: 100001 (existing dwelling)  
Date of certificate: 19 November 2016 Total floor area: 1443 m<sup>2</sup>

Use this document to:

- Compare the energy efficiency of properties to see which properties are more energy efficient
- Show whether you can save energy and money by making improvement measures

**Estimated energy needs of dwelling for 3 years** £ 2,018

**Estimated energy needs of best rated house** £ 2,018

**Estimated energy needs of this house** £ 2,018

Category	Current rating	Potential rating	Potential energy savings
Lighting	2 (Low cost lighting)	3 (Low cost lighting)	£ 100
Heating	2 (Oil fired condensing boiler)	3 (Oil fired condensing boiler)	£ 1,718
Hot Water	2 (Low cost heating)	3 (Low cost heating)	£ 190
<b>Total</b>	<b>2 (2.07)</b>	<b>3 (2.70)</b>	<b>£ 1,908</b>

**Energy Efficiency Rating**

The graph shows the energy efficiency of your home. This helps the rating but does not tell you how much to do. The possible rating shows the effect of improving the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is based on rating 3.

**Top actions you can take to save money and make your home more efficient**

Recommended measure	Estimated cost	Typical savings per year	Systems with which it can be used
1. Floor insulation (solid floor)	£1,000 - £2,000	£ 500	Oil fired
2. Cavity wall insulation for all main walls	£70	£ 270	Oil fired
3. Replace boiler with new condensing boiler	£3,000 - £10,000	£ 900	Oil fired

See page 3 for a full list of recommendations for this property.

Mains electricity and water. Oil fired central heating. 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.



