



'Our Focus Determines Your Reality'



Bedgebury Road
Goudhurst
Kent
TN17 2QU



Entrance Hall * Drawing Room * Sitting Room * Dining Room
Study * Kitchen * Breakfast Room * Utility Room * Cloakroom * Cellar

Master Bedroom with Ensuite * Four Further Bedrooms
Family Bathroom * Family Bath and Shower Room

Loft Room

Triple Garage * Games Room * Garden and Grounds approx. 2.64 Acres



15TH CENTURY GRADE II LISTED FARMHOUSE

This striking 15th century Grade II Listed farmhouse exhibits period features throughout and enjoys a stunning, tranquil, rural location in an area of outstanding natural beauty, on the edge of the sought after village of Goudhurst.

Full of character from exposed beams to inglenook fireplace, the accommodation consists of an entrance hall, double aspect drawing room with fireplace, double aspect sitting room with doors to the garden, dining room with fireplace, study, kitchen and breakfast room, utility room and cloakroom on the ground floor. A staircase leads to the cellar.

On the first floor there is a master bedroom with ensuite shower room, four further bedrooms, a family bathroom and family bath and shower room. Stairs lead to the second floor loft room.

Outside the property is approached via a gated driveway which provides ample off road parking and leads to the triple garage and games room. The delightful gardens wrap around the farmhouse and are laid to lawn interspersed with mature well stocked flower and shrub beds. A sheltered, brick terrace is ideal for enjoying the view across the paddock to the pond and 'boat house', with jetty terrace, and far beyond.



GOUDHURST

Goudhurst is popular for many reasons, one of which is its location within the Cranbrook School Catchment Area.

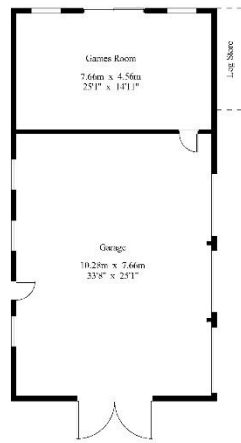
The village offers a wide variety of shops including a bakers, a pharmacy, a newsagents incorporating a Post Office, two hairdressers, a doctors' surgery, a veterinary surgery and local pubs offering good food.

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, Marlborough House, St. Ronan's, 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.





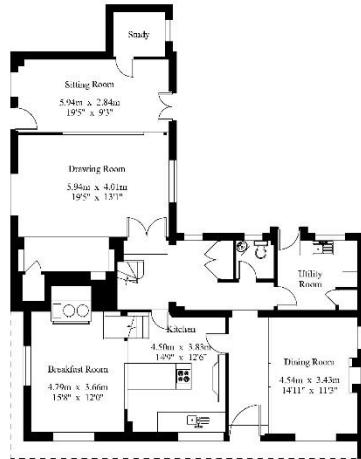
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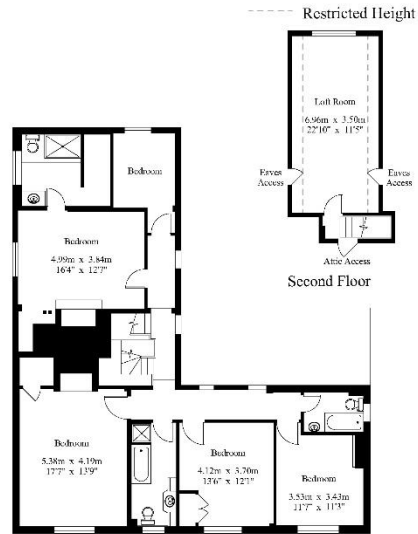
Cellar

Smugley Farmhouse

House - Gross Internal Area : 318.5 sq.m (3428 sq.ft.)
Garage - Gross Internal Area : 115.3 sq.m (1241 sq.ft.)



Ground Floor



First Floor



SERVICES

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

EPC Rating: n/a

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.

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