



'Our Focus Determines Your Reality'



Bedgebury Road  
Goudhurst  
Kent  
TN17 2QS



Entrance Hall \* Drawing Room \* Sitting Room \* Dining Room  
Kitchen \* Breakfast Room \* Utility Room \* Shower Room

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Principal Bedroom with Ensuite and Dressing Area  
Five Further Double Bedrooms \* Study Area  
Family Bath/ Shower Room and Family Shower Room

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Garden and Orchard Approximately 13 Acres \* Off Road Parking  
Outbuilding with Planning Permission to Convert



## STUNNING DETACHED FAMILY HOME WITH DEVELOPMENT OPPORTUNITY

Originally, this property was two cottages which having been remodelled and extended provides a stunning family home with far reaching countryside views across and beyond its gardens and orchard of approximately 13 acres.

In addition to a stunning home, the property offers a development opportunity in the form of a barn with planning permission in place to convert to a single storey, four bedroom home. Planning ref: TWBC 17/02499/FULL

The immaculately presented accommodation consists of an entrance hall, triple aspect drawing room with bay window and fireplace, sitting room with bay window, dining room with log burning stove and doors to the terrace, triple aspect kitchen and breakfast room with bay window, utility room and shower room on the ground floor. On the first floor there is a principal bedroom with dressing area and ensuite shower room, three further double bedrooms and a family bathroom. On the second floor there are two double bedrooms, a study area and a family shower room.

Outside there is ample off road parking and two brick built store rooms.



## 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.

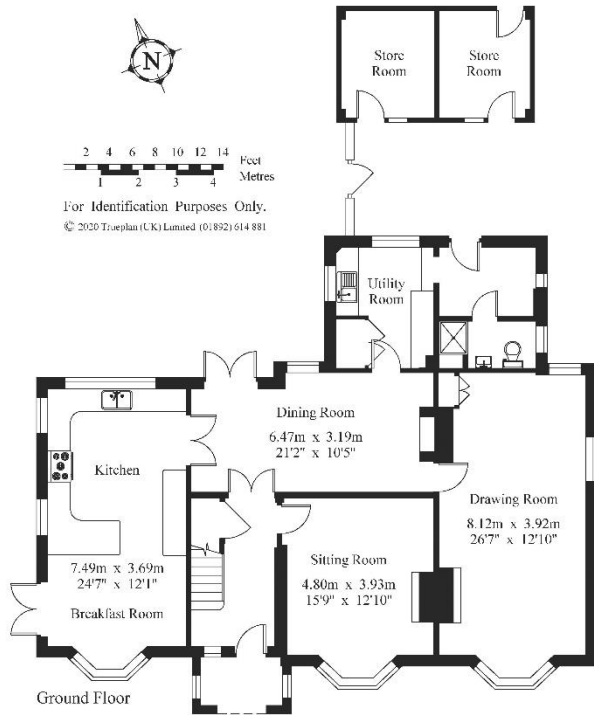
The Mainline stations at nearby Paddock Wood, Marden and Staplehurst offer regular trains into London. The A21 provides access to the M25 Motorway to the North and South.



## Lapwing Farm

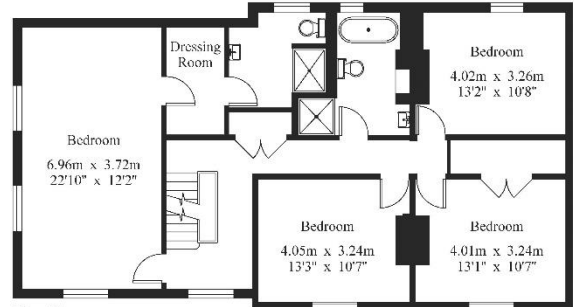
Gross Internal Area : 293.6 sq.m (3,160 sq.ft.)

(Excluding Store Rooms)



Second Floor

----- Restricted Height



First Floor



## SERVICES

Mains water and electricity.

EPC Rating: tba

Please note that covenants and rights of way apply to this property.

Tunbridge Wells Borough Council - Council Tax Band F

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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