



'Our Focus Determines Your Reality'



North Road
Goudhurst
Kent
TN17 1JJ



Guide Price o.i.e.o £795,000

Entrance Hall * Drawing Room * Sitting Room * Dining Room
Study * Kitchen/Breakfast Room * Cloakroom

Principal Bedroom * Guest Bedroom with Ensuite
Further Double Bedroom * Family Bathroom

Delightful Walled Courtyard Garden
Driveway Parking



STUNNING CONVERTED COACH HOUSE

Situated on the outskirts of the much sought after village of Goudhurst within the High Weald Area of Outstanding Natural Beauty, this stunning 19th century converted coach house is presented in immaculate order throughout. The high ceilings, mullioned windows and stone fireplaces create an elegant ambiance enhanced by the delightful, cobbled courtyard garden.

The accommodation consists of an entrance hall, drawing room with stone fireplace, sitting room with doors to the courtyard and stone fireplace with log burning stove, study, kitchen/breakfast room, dining room and cloakroom on the ground floor.

Two staircases lead to the first floor, one, to a landing leading to the principal bedroom with vaulted ceiling and built-in storage, a guest bedroom with built-in storage, fireplace and ensuite bathroom and a family bathroom; the second, to a further vaulted double bedroom.

Outside there is a gravel driveway which provides ample parking and is bordered by a brick wall and flower bed. A wrought iron gate opens into the delightful courtyard garden.



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 Village Shop, Post Office and Newsagent. A Bakers and Pharmacy, two Hairdressers, Doctors Surgery, Veterinary Surgery, and local pubs offering good food.

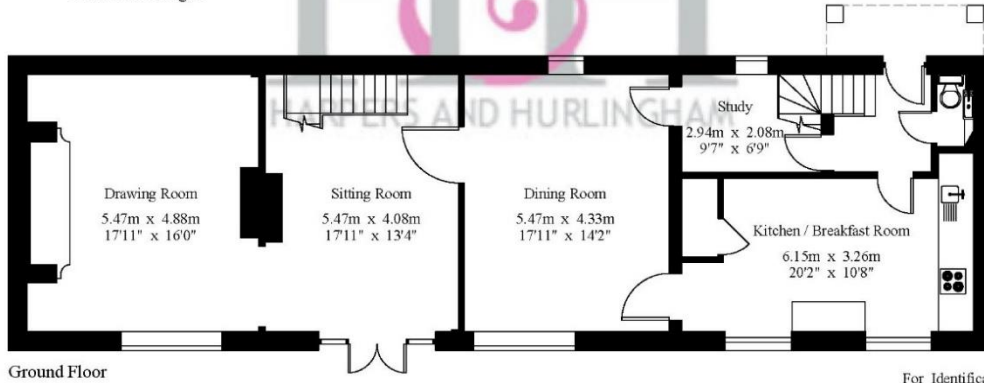
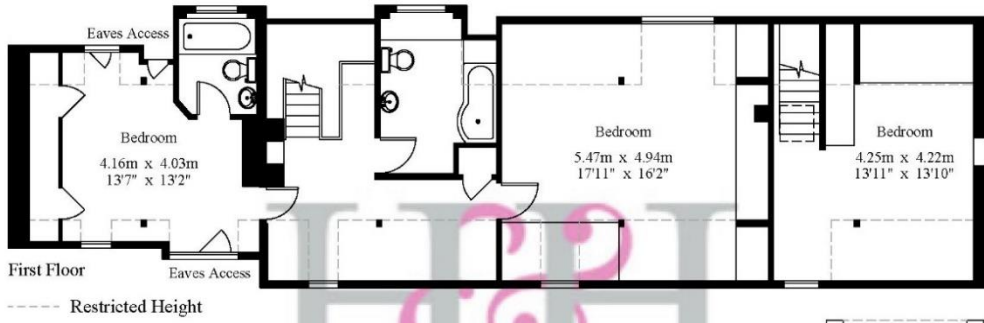
SCHOOLS AND CONNECTIONS

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, 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.



Gross Internal Area : 213.7 sq.m (2,300 sq.ft.)



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SERVICES

Mains electricity and water. Oil fired central heating. Shared drainage - Entec Digester Plant managed by Brandfold Association. There is a shared driveway.

Tunbridge Well Borough Council - Council Tax Band F - EPC Rating: F

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

DIRECTIONS

With our Office in Cranbrook on the right, continue down Stone Street to the roundabout. Take the first exit left signposted Goudhurst, turn right onto the B2084, in front of the Goudhurst Inn. Continue to the 'T' junction and turn right towards Horsmonden, after passing the tennis club on the left, there is a layby on the righthand side, the driveway to Brandfold Coach House is opposite the layby. Brandfold Coach House is the first property on the left.



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