



'Our Focus Determines Your Reality'



FORGE FARMHOUSE
Bedgebury Road
Goudhurst
Kent
TN17 2QZ



Entrance Hall * Drawing Room * Sitting Room * Dining Room * Study *
Farmhouse Kitchen * Pantry * Utility Room * Cloakroom

Master Bedroom Suite * Four Further Double Bedrooms
Family Bathroom *

Gardens and Grounds approx. 4 Acres * Oast/Barn with Lapsed
Planning * Garaging * Stables * Menage

Cranbrook School Catchment Area



STRIKING GRADE II LISTED FARMHOUSE

This quintessential farmhouse is located on a long country drive on the edge of Bedgebury Forest. With origins believed to date back to the mid-16th century this Grade II Listed farmhouse exhibits many period features throughout.

The accommodation consists of a double aspect drawing room with large inglenook fireplace, a double aspect sitting room with doors to the terrace and an open fire, a dining room, study, farmhouse kitchen/breakfast room with walk-in pantry and AGA, utility room and cloakroom on the ground floor.

On the first floor there is a master bedroom suite with dressing room and bathroom, two further bedrooms and a family bathroom.

There are also two attic bedrooms, one of which exhibits stunning exposed beams and floorboards.

Outside the grounds amount to approximately four acres (tbv) comprising gardens, paddocks and woodland. Within the grounds there are three stables opening onto a concrete yard, a large open garage, a rubber surfaced manege and a Grade II Listed 19th century Oast/Barn with lapsed planning permission for an ancillary dwelling. For riding enthusiasts, the 2,500 acres of Bedgebury Forest are a short hack along the driveway.



GOUDHURST

This striking farmhouse is located on the edge of Bedgebury forest just outside of the picturesque village of Goudhurst with its variety of village shops including the Bakers, Chemist, General Store, Hairdresser, Doctors Surgery, Veterinary Surgery and Post Office to name a few.

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, St Ronans and Dulwich 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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