



'Our Focus Determines Your Reality'





Jarvis Lane  
Goudhurst  
Kent  
TN17 1LP



Sitting Room \* Kitchen/Dining Room \* Utility Room  
Principal Bedroom with Ensuite \* Three Further Bedrooms  
Family Shower Room

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Garden with Terrace \* Paddock Approx. 0.6 Acres  
Garden Store \* Garage \* Off Road Parking



## CHARMING GRADE II LISTED PROPERTY

Located on the outskirts of the sought after village of Goudhurst, this stunning Grade II Listed barn was converted in 1992 from a stable block and cart lodge and is believed to date from the 17th century with later additions.

Full of character the property features exposed beams, a vaulted ceiling and an open fireplace, the accommodation consists of a double aspect sitting room with fireplace and doors to the terrace, triple aspect kitchen/dining room with vaulted ceiling, principal bedroom with ensuite bathroom, three further bedrooms, utility room and family shower room.

Outside, a gate opens onto the off road parking with access to the garage and a green house. A gate leads down steps to a stone path leading across the garden. Enclosed by a low brick wall, the garden is textured with lawn, stone terracing and gravel flower beds. Adjoining the wall there is a pond which was, possibly, a 'cart splash'. The property also boasts a paddock of approximately 0.6 acres.

The property is located within the Cranbrook School Catchment Area and within walking distance of Bethany School.





## 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 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 (excluding garden store and garage) 1,795.4SQ.FT. (166.8SQ.M.)  
 (no guarantee is given to the square footage of the property, the figure shown is for initial guidance only)  
 (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 floorplan 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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**SERVICES**

Mains electricity and water. Oil fired central heating. Private drainage.

EPC Rating: n/a

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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