



'Our Focus Determines Your Reality'



THE COACH HOUSE
Ballards Hill
Goudhurst
Kent
TN17 1JS



Reception Room * Drawing Room * Dining Room * Study
Kitchen/Breakfast Room * Utility Room * Cloakroom

Principal Bedroom * Two Further Double Bedrooms
Two Interconnecting Double Bedrooms
Two Family Bath/Shower Rooms

Enclosed Garden * Shepherds Hut * Detached Outbuilding
Garden Store * Double Garage * Off-Road Parking



ELEGANT PERIOD FAMILY HOME

Presented in immaculate order throughout, this stunning property offers versatile accommodation on the outskirts of the village of Goudhurst and is believed to have been built in 1901 as the coach house and stables for the main house designed by Sir Reginald Blomfield.

This elegant property retains many original features whilst providing the luxury of modern living. The accommodation consists of a double aspect reception room with tiled floor, wood panelling and feature fireplace, double aspect drawing room with fireplace and doors opening onto the elevated terrace with views over the garden, a dining room with fireplace, double aspect study with doors to the terrace and fireplace with log burning stove, double aspect utility room, cloakroom and stunning double aspect kitchen/breakfast room with bay window, on the ground floor.

On the first floor there is a double aspect principal bedroom, two further double bedrooms and a family bath/shower room. Two steps lead to a further two double bedrooms which interconnect, one of which is currently used as a sitting room and a family bath/shower room.





Outside the driveway from the road leads through electric gates set in a brick wall into a courtyard which provides secure off-road parking and leads to the double garage and log store.

A gate opens onto the elevated paved terrace with far reaching views across towards Horsmonden, steps lead down to an extensive lawn bordered with mature hedging and a brick wall. The garden is interspersed with a number of trees, well-stocked established flower and shrub beds and a pond. Also within the garden there is a detached outbuilding currently used as a gym, a shepherds hut and a garden store.

This stunning property occupies a convenient location with easy access to the main road and rail networks and is within the much sought-after Cranbrook School Catchment Area

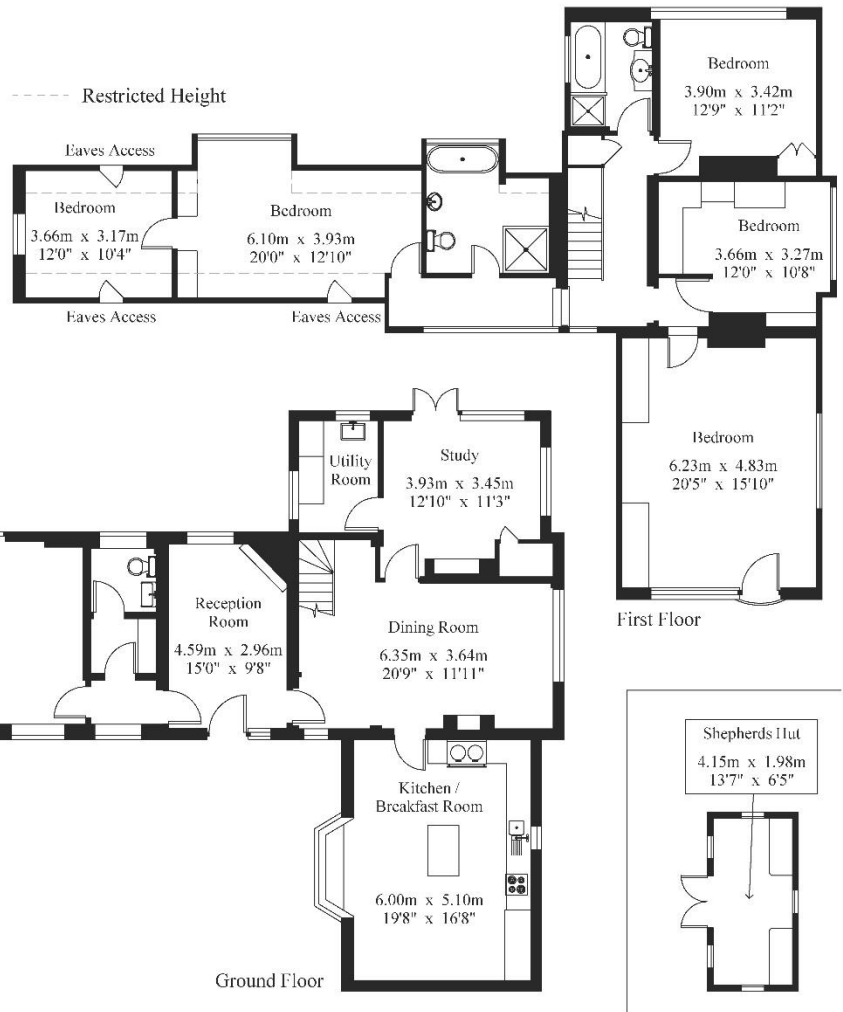






The Coach House

House - Gross Internal Area : 266.8 sq.m (2,871 sq.ft.)
 Garage - Gross Internal Area : 30.5 sq.m (328 sq.ft.)
 Gym - Gross Internal Area : 9.2 sq.m (99 sq.ft.)
 Shepherds Hut - Gross Internal Area : 8.2 sq.m (88 sq.ft.)



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 baker's, a pharmacy, a newsagent 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.





SERVICES

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

EPC Rating: F – full details available on request

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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