



Little Brandfold

North Road, Goudhurst, Kent, TN17 1JJ

Batcheller
Monkhouse

Our Corner of England

Little Brandfold

The larger portion of a former coach house with four bedrooms and two reception rooms along with a kitchen/breakfast room. The house has a large garden and woodland area to the side and rear measuring approximately 2.33 acres. There is ample parking and a detached garage. CSCA

Ground Floor

- Entrance Hall
- Utility and Cloakroom
- Drawing Room
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Orangery
- Cellar

First Floor

- Main Bedroom with dressing room and En Suite Shower Room
- Second Double Bedroom with walk in cupboard
- Two further Bedroom
- Family Bathroom

Outside

- Ample off street parking
- Detached Garage
- Rear Terrace
- Garden and Woodland



DESCRIPTION

Little Brandfold forms the larger portion of a period coach house with external elevations of brick, white washed weatherboard and tile hanging. The property has scope for modernisation and updating and provides excellent accommodation with flexible living and sleeping arrangements over two floors.

The main features of the property include:

- **Entrance hall** off which is the **utility and cloakroom** with a staircase to the first floor and access to the drawing room, sitting room and dining room.
- **Drawing room** a double aspect room with fireplace and double doors opening into the orangery.
- **Orangery** this bright and airy room is accessed from the kitchen breakfast room and the drawing room and has direct access onto the rear terrace and views over the garden.
- **Dining room** with fireplace, window to the side and door into the kitchen/breakfast room. There is a trap door which gives access to a **cellar** which is approximately 10ft square and can also be accessed from outside.
- **Sitting room** with window looking into the orangery, storage cupboard and door leading into the kitchen breakfast room.
- **Kitchen/breakfast room** with access to the garden via a side porch. An L shaped run of low level cupboards and drawers, views over the rear terrace and garden and access to the orangery, sitting room and dining room.
- On the first floor there are **two double bedrooms** and a further **single bedroom**. The **main bedroom** has an **en suite shower** and **dressing room**.

OUTSIDE

The property is approached over its own driveway and courtyard which provides ample parking and access to a large detached garage.

The gardens and grounds of the house are a particular feature measuring approximately 2.33 acres made up of areas of lawn, mature trees, extensive shrubberies and flower borders with an area of woodland of just under an acre at the bottom of the garden bordering onto the Goudhurst tennis club.



AMENITIES

Local: Located on the outskirts of the picturesque and popular working village of Goudhurst. The village has an attractive village centre with an array of local shops including post office, general stores, public houses together with a popular primary school and a tennis club.

Towns: For more comprehensive amenities and shops, Cranbrook (5 miles), Tunbridge Wells (10 miles).

Transport: Marden mainline station (5 miles) with a regular commuter service to London. A21 (2.8 miles) linking to the M25 and other motorway networks.

Schools: Goudhurst and Kilndown Primary School. The property is within the catchment area for the very popular Cranbrook School. Further grammar schools in Tunbridge Wells.

Leisure: Goudhurst Tennis Club. Bewl Water for sailing, fishing, walking and riding. Sports centres in Cranbrook and Tunbridge Wells, a number of Golf courses locally and Bedgebury Forest for biking and outdoor pursuits..

DIRECTIONS

From the centre of Goudhurst take the B2079 towards Marden and Horsmonden. Proceed for 0.8 of a mile and the entrance is on your left hand side just after the access to the tennis club.

What3Words: ///unlisted.uptown.printer

Additional Information

Local Authority: Tunbridge Wells 01892 526121 www.tunbridgewells.gov.uk

Services (not checked or tested): Oil fired central heating , private drainage, mains water and electricity services connected

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number K410410

EPC: EPC rating E

GUIDE PRICE £800,000 - £850,000

Viewings

For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
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5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

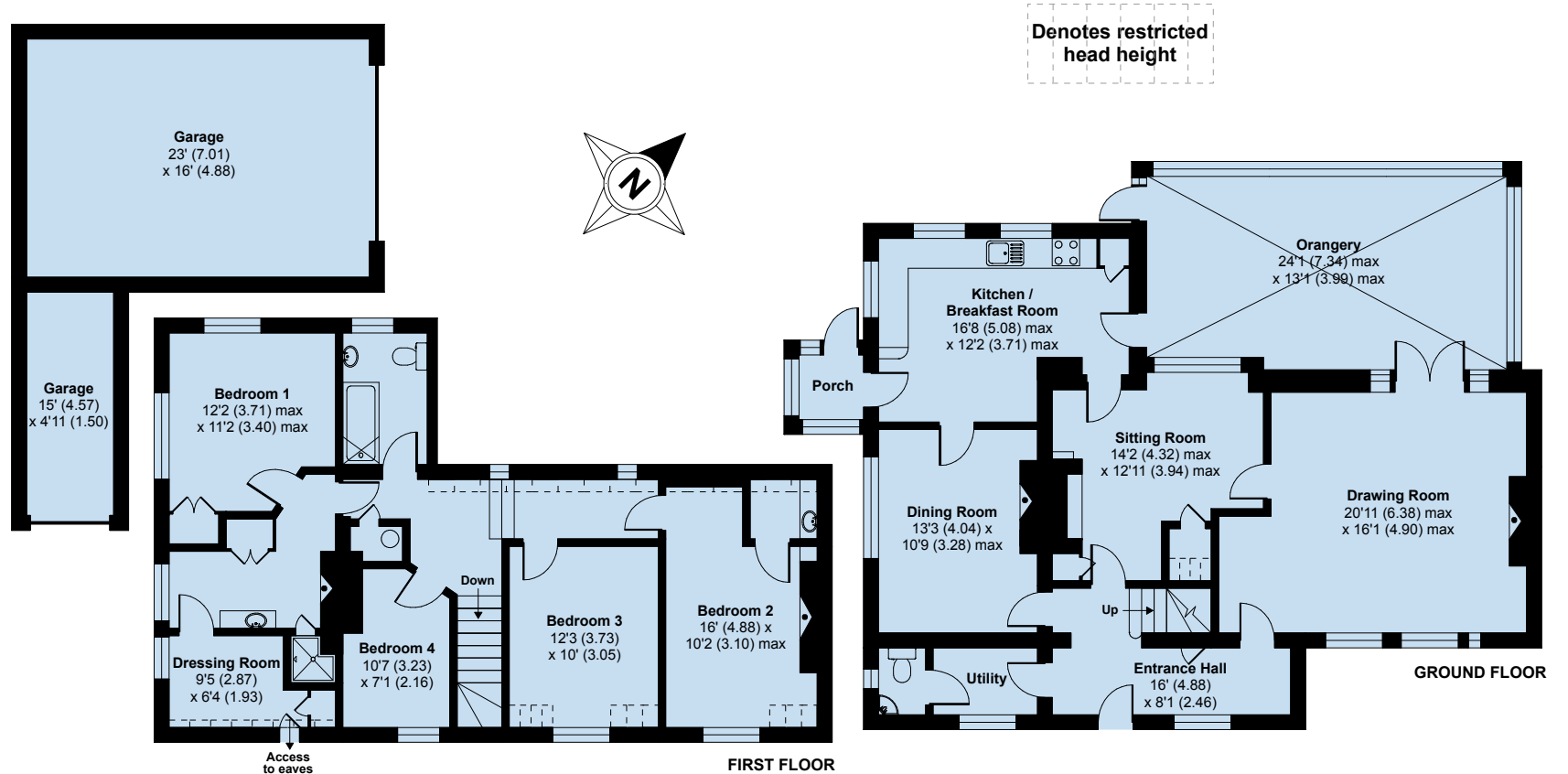
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

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APPROX. GROSS INTERNAL FLOOR AREA 2266 SQ FT 210.5 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & EXCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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