

Tara Goudhurst Kent







Tara, Ladham Road, Goudhurst, Kent, TN17 1DA.



A substantial and beautifully presented family house offering well proportioned accommodation with wonderful views over the surrounding countryside, situated on the edge of the sought after village of Goudhurst and within the Cranbrook School Catchment Area.

Goudhurst village 0.5 miles. A21 3.7 miles. Cranbrook 4.5 miles. Marden station 5 miles (London Bridge from 47 minutes). Staplehurst station 6.8 miles (London Bridge from 51 minutes). Tunbridge Wells 11 miles (London Bridge from 44 minutes). Gatwick airport 34 miles. London 45 miles. Heathrow airport 62 miles.

(All times and distances approximate)





The Property

Tara is a wonderful detached family house, believed to originally date back to the 1930s. The substantial property offers well proportioned and beautifully presented family accommodation with wonderful views over the surrounding countryside.

On entering the property, the impressive reception hallway has wooden flooring and a staircase leading to the first floor. The triple aspect sitting room has a fireplace with wood burner and double doors leading out to the gardens.

The remaining reception rooms include a family room, breakfast room and a wonderful triple aspect dining room with two sets of double doors opening out onto the rear garden.

The attractive kitchen has windows to the front and rear as well as a range of fitted wall and base units with integrated appliances and a breakfast bar. Accessed from the family room there is also a useful utility room and a boot room with door to the rear.

On the first floor there are a total of five bedrooms and three bath/shower rooms. The principal bedroom has an en suite bathroom and dressing room. Bedroom two is triple aspect and has an en suite shower room. There is also a family bathroom and separate w.c.

Gardens and Grounds

Tara is approached off Ladham Road over a gravel driveway, with brick pillars and five bar gate, leading to the attached garage and parking area.

The immaculately maintained gardens and grounds are a particular feature of the property and have wonderful views over the surrounding High Weald Area of Outstanding Natural Beauty.

The beautiful gardens surround the house and include paved terraces as well as lawned areas, well stocked flower borders, formal gardens with boxed hedging, various seating areas and a multitude of mature trees, shrubs and plants.

Services

Mains water and electricity. Oil heating. Mains drainage.









Situation

Tara is situated on the edge of the sought after village of Goudhurst with wonderful views over the surrounding countryside. Goudhurst is well known for its pretty centre with ancient church, duck pond, period buildings, inns and restaurants. The regional centre of Tunbridge Wells provides an extensive range of shopping, commercial, recreational and cultural facilities, as well as a mainline station. Train services to London are also available from nearby Marden and Staplehurst.

There is an excellent choice of schools in the area, in both the state and private sectors, including Goudhurst Primary School, Marlborough House and St Ronan's at Hawkhurst, Benenden School, Sutton Valence School, Tonbridge and Sevenoaks public schools, grammar schools for girls and boys at Tunbridge Wells and Tonbridge. We understand the property lies within the Cranbrook School Catchment Area.

Leisure amenities in the area include golf at Lamberhurst, Hawkhurst, Cranbrook and Dale Hill; walking and riding in the surrounding countryside; sailing and water sports at nearby Bewl Water and on the south coast.

Local Authority

Tunbridge Wells Borough Council, Tel. 01892 526121.

Tenure

Freehold.

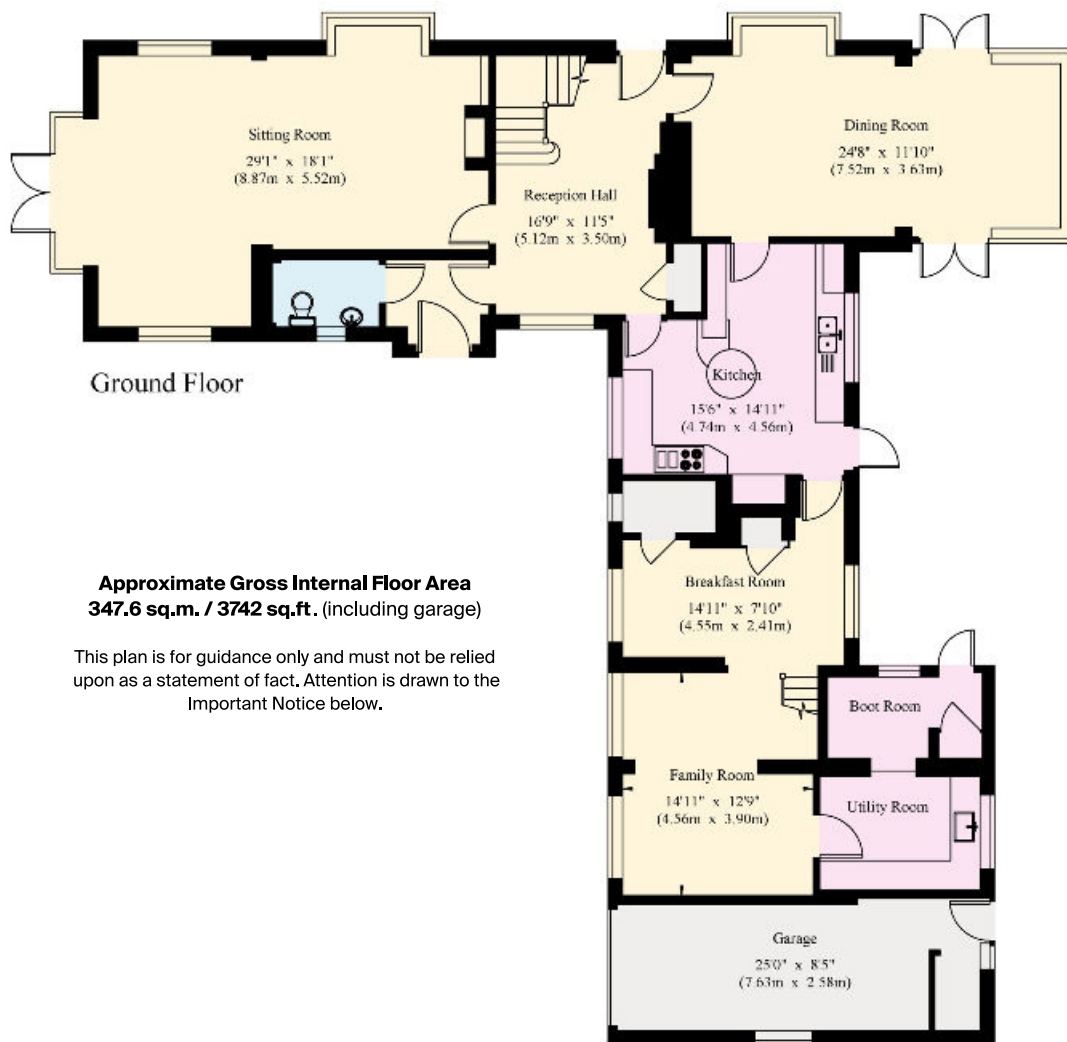
Directions (TN17 1DA)

From Tunbridge Wells, upon entering Goudhurst proceed on the A262, up the hill and past the duck pond and church. Just after the Goudhurst Inn public house, turn left onto Chequers Road (B2084). Continue for 0.25 of a mile and take the second turning on the right into Ladham Road. Tara is the first property on the right hand side.



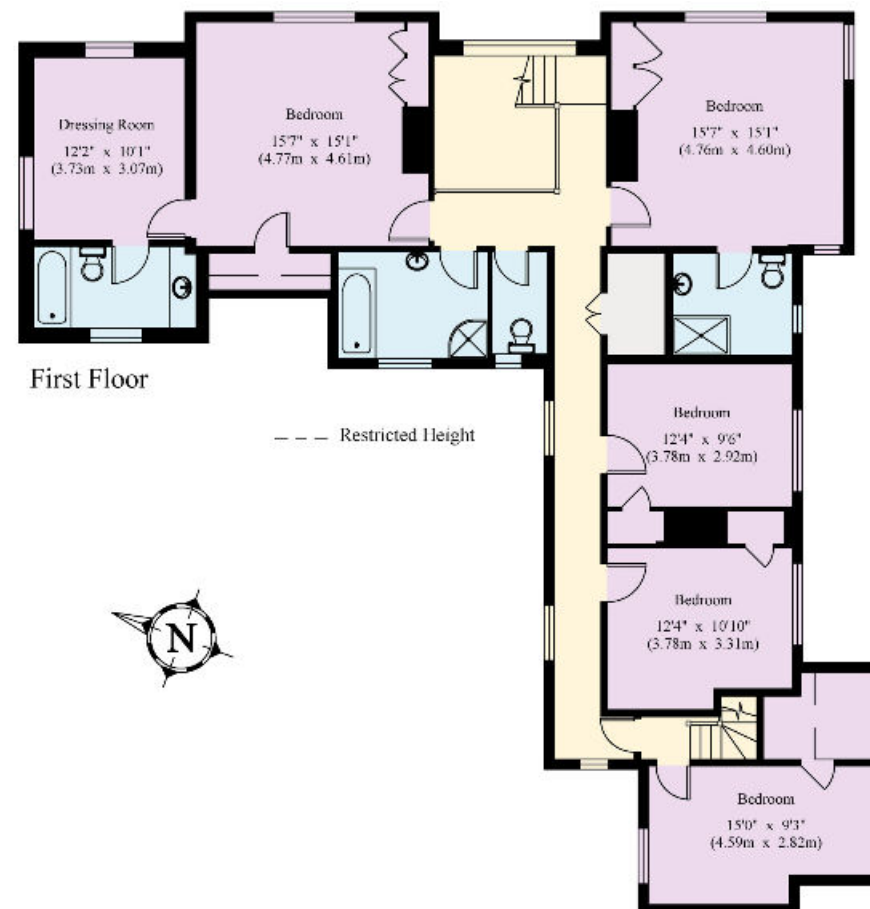






Approximate Gross Internal Floor Area
347.6 sq.m. / 3742 sq.ft. (including garage)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice below.



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I would be delighted to tell you more.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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