



Brandfold Farm, Goudhurst, Kent





Brandfold Farm, North Road, Goudhurst, Kent

A charming Victorian family home situated in a fabulous rural position, less than 0.7 of a mile from the sought-after village of Goudhurst.

The property offers flexible and beautifully presented accommodation arranged over two floors, with parking for multiple cars, double garage and a picturesque garden with terrace.

Cranbrook 4.5 miles. Marden station 4.4 miles (London Bridge from 44 mins). Staplehurst station 6.5 miles (London Bridge from 52 mins). Tunbridge Wells 10.7 miles. Gatwick airport 34 miles. London 46 miles. (All times and distances approximate)



Tenure: Freehold

Local authority: Tunbridge Wells Borough Council, Tel. 01892 526121

Council tax band: G



The Property, Garden & Grounds

Brandfold Farm is an attractive property which has been sympathetically renovated whilst retaining a wealth of period charm.

The front door opens up to a welcoming entrance hall with convenient cloakroom, providing access to all the principle living areas, Internally the principal rooms are light and airy and offer grandeur on a comfortable scale, with high ceilings and enjoy delightful views from its surroundings. The open plan kitchen/breakfast room is considered the hub of the house, with windows to the front and sides and tiled terracotta flooring, offering a large island with seating, solid wood painted kitchen cabinets, integrated appliances, and a range of open shelves.

The wonderful double fronted drawing room offers an exceptional space for the family with exposed beams, solid wood flooring, working feature fireplace; original oak, Arts and Craft style double doors leads out onto the picturesque terrace and well-maintained garden. A door leads into the double aspect dining room with parquet flooring, is of a substantial size with French patio doors providing further access to the front lawn. The cosy family room overlooks the rear of the property. There is also a useful utility room, boot room and study, all of which have additional access points to the garden and grounds.

There are four large bedrooms with integrated storage across the first floor with a well-appointed stylish family bathroom with roll top bath and shower. The principal suite enjoys an attractive outlook with views to the outside and ample space for storage. There is an additional family bathroom with shower.

The property is approached via a shared driveway which leads onto its own private gated entrance, lined with mature hedging set to grass and a gravel driveway with parking for multiple cars. There is a double garage which is accessible from outside but has scope for more. The garden is fenced on all sides and comprises of a beautiful, enclosed flat garden, mainly laid to lawn with established flowering shrubs and mature hedging, encompassed by a multitude of trees. An attractive large, paved terrace provides the perfect back drop for entertaining and alfresco dining.





A beautifully presented property, offering well-balanced accommodation situated in a fabulous rural position.

Services

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

Situation

Brandfold Farm is located within the High Weald Area of Outstanding Natural Beauty, less than a mile from the beautiful and sought-after village of Goudhurst which is well known for its pretty centre with ancient church, duck pond, period buildings, inns and restaurants. The regional centre of Royal Tunbridge Wells provides an extensive range of shopping, commercial, recreational and cultural facilities, as well as a mainline train service to London Charing Cross and Cannon Street in under the hour. Train services to London are also available from nearby Marden and Staplehurst. The A21 provides access to the south coast, the M25 and national motorway network with connections to London Gatwick and Heathrow airports, the Channel Tunnel and ferry ports.

There is a good selection of state and private schools in the area including, Dulwich Prep, Goudhurst State Primary, Cranbrook School, Tonbridge and Sevenoaks public schools, Kent College for Girls, Marlborough House and St Ronans at Hawkhurst, Benenden School and Sutton Valence. We understand that the property lies within the Cranbrook School catchment area.

Sporting and leisure facilities in the area include golf courses at Lamberhurst, Hawkhurst, Cranbrook and Dale Hill; tennis at Goudhurst tennis club, sailing and water sports at Bewl Water and on the south coast; walking and riding in the surrounding countryside and at nearby Bedgebury Pinetum.

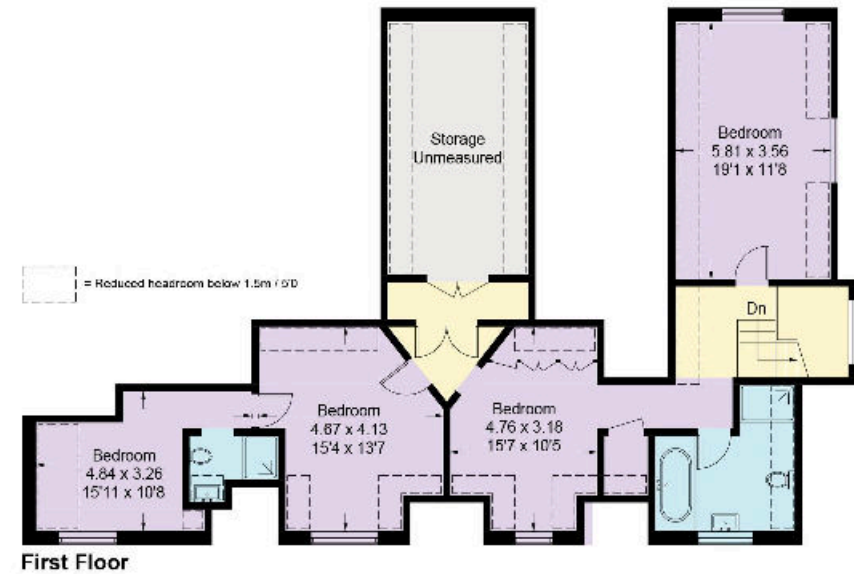
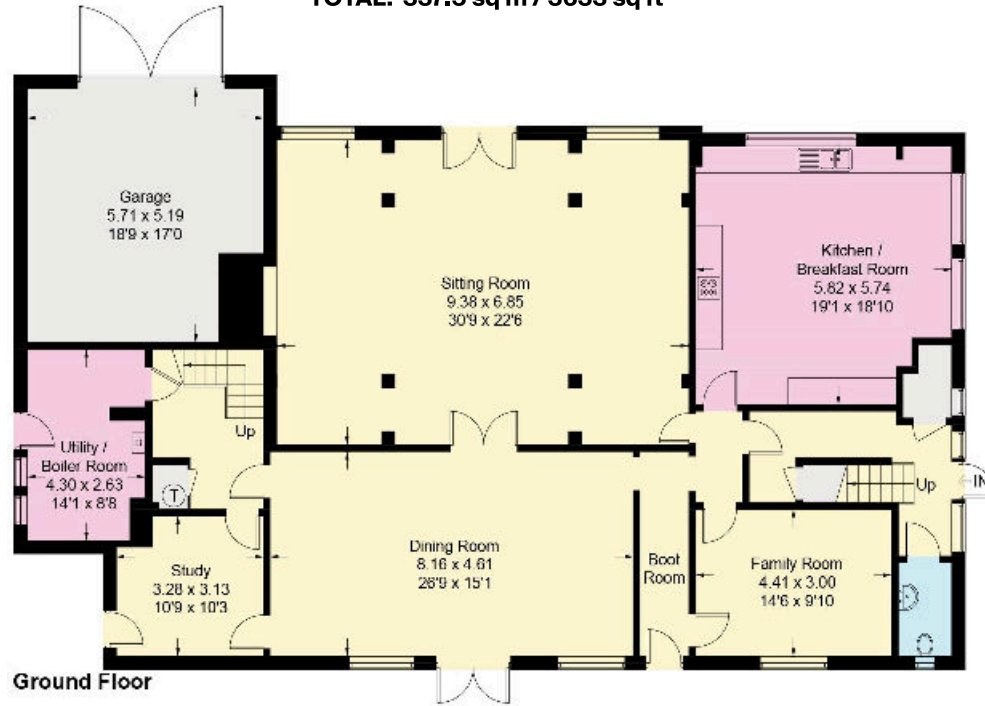
Directions (TN17 1JJ)

From Tunbridge Wells and London, proceed south on the A21 towards Hastings. At the Forstal Farm Roundabout, take the first exit onto the A262 (signposted Goudhurst). Enter the centre of the village and turn left onto North Road (B2079). Continue for 0.7 of a mile and the property will be found on the left-hand side.



Approximate Gross Internal Floor Area
House: 308.8 sq m / 3324 sq ft (including Boot room)
Garage: 28.7 sq m / 309 sq ft
TOTAL: 337.5 sq m / 3633 sq ft

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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