

Bakers Farm House, Goudhurst, Kent





Bakers Farm House, Ladham Road, Goudhurst

A beautifully presented Grade II listed family house, set in a wonderful rural location, which offers a lovely blend of characterful accommodation and modern living. The property is set in stunning gardens and grounds extending to about 4.2 acres with terraces, heated swimming pool, an orchard, meadow and stream.

Goudhurst village 2 miles. A21 - 3.6 miles. Marden station 3.7 miles (London Bridge from 47 minutes). Cranbrook 5.4 miles. Paddock Wood station 8.4 miles (London Bridge from 41 minutes). Tunbridge Wells 12 miles (London Bridge from 44 minutes). Rye 21 miles. Gatwick airport 35 miles. London 52 miles. (All times and distances approximate)



Tenure: Freehold

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

Council tax band: G

Services: Mains water and electricity. Oil heating. Private drainage.





The Property

Bakers Farm House is a wonderful Grade II listed period home, dating back to the 1400's with later additions, which provides a lovely blend of period character and modern living. The property offers beautifully presented accommodation, arranged over three floors, and includes a fantastic modern kitchen/breakfast room extension.

The entrance hall gives access to the dining room and substantial sitting room which are located at the front of the house. The double aspect sitting room is full of character with exposed timbers, leaded light windows and an attractive inglenook fireplace with bressummer beam above. A door leads into a study with windows to the side and rear. A rear hall gives access to a useful utility room with an extensive range of fitted wall and base units, w.c. and access to the good sized cellar.

The double aspect dining room also has leaded light windows and exposed beams. A door leads through to a snug, which in turn leads to the fantastic contemporary kitchen/breakfast room with two walls of floor to ceiling glass windows and doors giving views over the gardens and creating a perfect entertaining space. The fitted kitchen is very well-appointed with integrated appliances and a large central island with hob.

On the first floor there are three bedrooms and a shower room. The principal bedroom is double aspect and benefits from a walk-in wardrobe and generous en suite bathroom.

There are two further bedrooms on the second floor, one with an en suite bathroom and the other with a generous walk-in wardrobe.





Beautifully presented accommodation, surrounded by stunning gardens and grounds.







Gardens and Grounds

The house is approached via an electronically operated gated entrance over a gravel driveway leading to the parking area and tandem double garage with attached garden office to the rear. The stunning gardens and grounds surround the house and are laid to lawn interspersed with mature trees. To the rear of the house, the large paved terrace (also accessed from the kitchen/breakfast room) provides a perfect area for al fresco dining with superb views over the gardens and surrounding countryside. To the side, there is a walled heated swimming pool and a changing room. The gardens are divided into separate areas and include a charming circular seating area with pergola, summer house, detached outbuilding currently used as a gym and a detached triple bay garage providing two closed garages and one open bay. There is also a vegetable garden with greenhouse, a meadow and a small stream with bridge. In all the property extends to 4.2 acres.

The Property

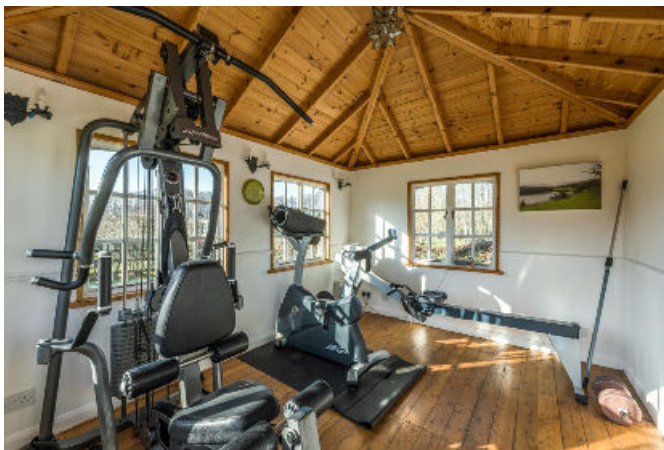
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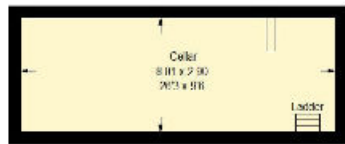
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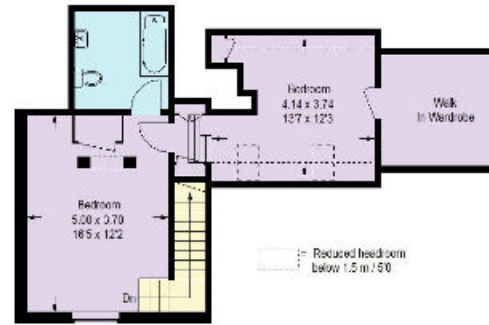




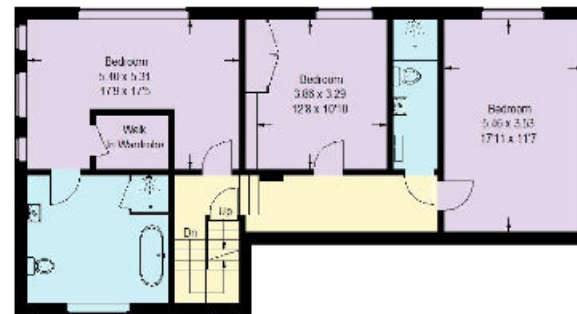
Ground Floor



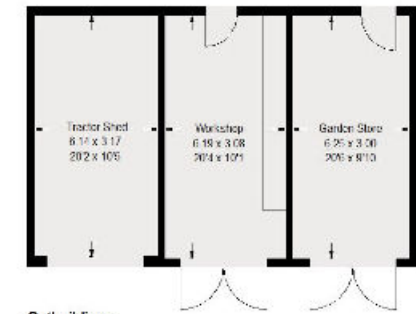
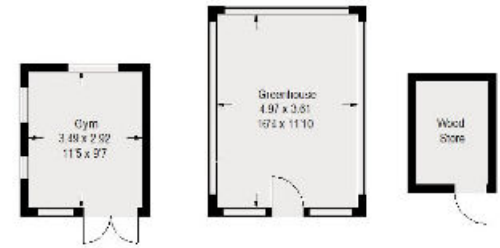
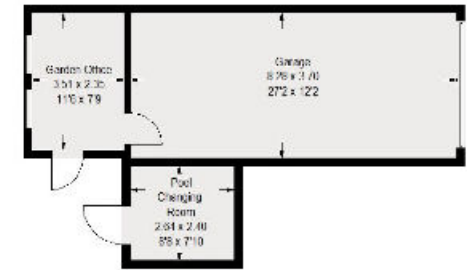
Cellar



Second Floor



First Floor



Outbuildings

(Not Shown In Actual Location / Orientation)

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Approximate Gross Internal Floor Area
House: 302.1 sq m / 3253 sq ft
Cellar: 23.2 sq m / 250 sq ft
Outbuildings: 138.3 sq m / 1489 sq ft
TOTAL: 463.6 sq m / 4991 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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