



Meadow View, Goudhurst Road, Cranbrook, Kent

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An exquisite, contemporary country home built to exacting standards, offering a blend of luxury and style with over 6200 sq.ft. of accommodation and stunning far-reaching views in an Area of Outstanding Natural Beauty.

### Situation

The property is located in a wonderful rural position, within the High Weald Area of Outstanding Natural Beauty, close to the sought-after village of Goudhurst which is well known for its pretty centre with ancient church, duck pond, period buildings, inns and restaurants. Nearby the charming Wealden town of Cranbrook offers a good range of shopping facilities as well as a sports centre and attractive Union Windmill. A more comprehensive range of amenities can be found at Tunbridge Wells, Tenterden and Maidstone town centres. 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 an excellent selection of state and private schools in the area including Cranbrook School, Tonbridge and Sevenoaks public schools, Kent College for Girls, Marlborough House and St Ronan's at Hawkhurst, Benenden School, Dulwich Cranbrook and Sutton Valence. The property lies within the priority area for Cranbrook School catchment area.

Leisure facilities in the area include sailing and water sports at Bewl Water, Rye and on the south coast; golf at Dale Hill, Lamberhurst and Chart Hills; walking in Angley Woods, Bedgebury Pinetum and Hemsted Forest. In addition, a host of famous properties and monuments lie within a short distance including Leeds Castle, Sissinghurst Castle Gardens, Bodiam Castle and Scotney Castle.



## The Property

Meadow View is a beautiful, luxury, detached family home, built from new by the current owners in 2019, offering a blend of high-specification modern interiors, along with generous and well-proportioned accommodation. The property includes a swimming pool, outdoor kitchen, double garage, work from home office space and a large private driveway with parking for multiple cars, with picturesque views over the surrounding countryside.

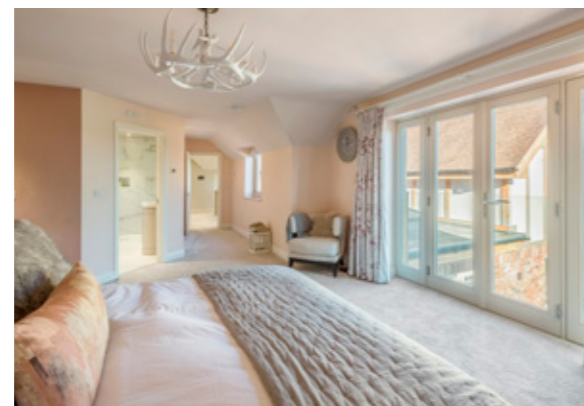
Every possible attention to detail has been undertaken, including advanced heating and electrical systems ensuring energy efficiency in a low-cost eco home. The property also has the remainder of a 10 year new build warranty in place.

The property features underfloor heating throughout, with a fabulous Martin Moore design kitchen flooded with natural light from a roof lantern. The kitchen features all Miele appliances, including two dishwashers, two ovens, steam oven, an induction hob, and large integrated fridge and freezers. There is a separate extensive utility room with two washing machines and a separate generous walk-in pantry with a large integrated Miele fridge.

Wonderful bi-fold doors lead out to a stunning compass swimming pool with clearwater technology and heated by an economical air source heat pump set within a beautiful south facing garden with wraparound paved patio. There is also a convenient sitting and dining area overlooking the wonderful garden and grounds offering a great area for day-to-day life and entertaining.







Also of note, there is a delightful snug with a panoramic gas fire, a charming formal lounge with a working wood-burning fireplace, a superb games room with adjoining gym and stunning bespoke curved staircase.

There are five large double bedrooms located across the first floor all with luxurious en suite bathrooms. The principal suite is truly outstanding, with a walk-in dressing room and exquisite en suite bathroom. There is a further large guest double bedroom on the ground floor with an en suite bathroom.





## Distances

Goudhurst 2.5 miles. Cranbrook 2.7 miles. Marden mainline station. 7 miles (London Bridge from 47 minutes). Staplehurst mainline station 6.4 miles. Tunbridge Wells 12.5 miles. Tenterden 9.9 miles. London 55 miles. (All times and distances approximate)

## Directions (TN17 2PZ)

From Tunbridge Wells, proceed south on the A21 towards Hastings for approximately 9 miles. At the Forstal Farm Roundabout, take the first exit onto the A262 towards Goudhurst for about 4.7 miles going through Goudhurst village. The property can be found on the right hand side, through a gated private entrance.

## Property information

**Services** Mains water and electricity. Private drainage. Air source heat pumps.

**Local Authority** Tunbridge Wells Borough Council Tel: 01892 526121.

**Council Tax Band** H

**Tenure** Freehold

**Viewings** Strictly by prior appointment with Knight Frank, LLP

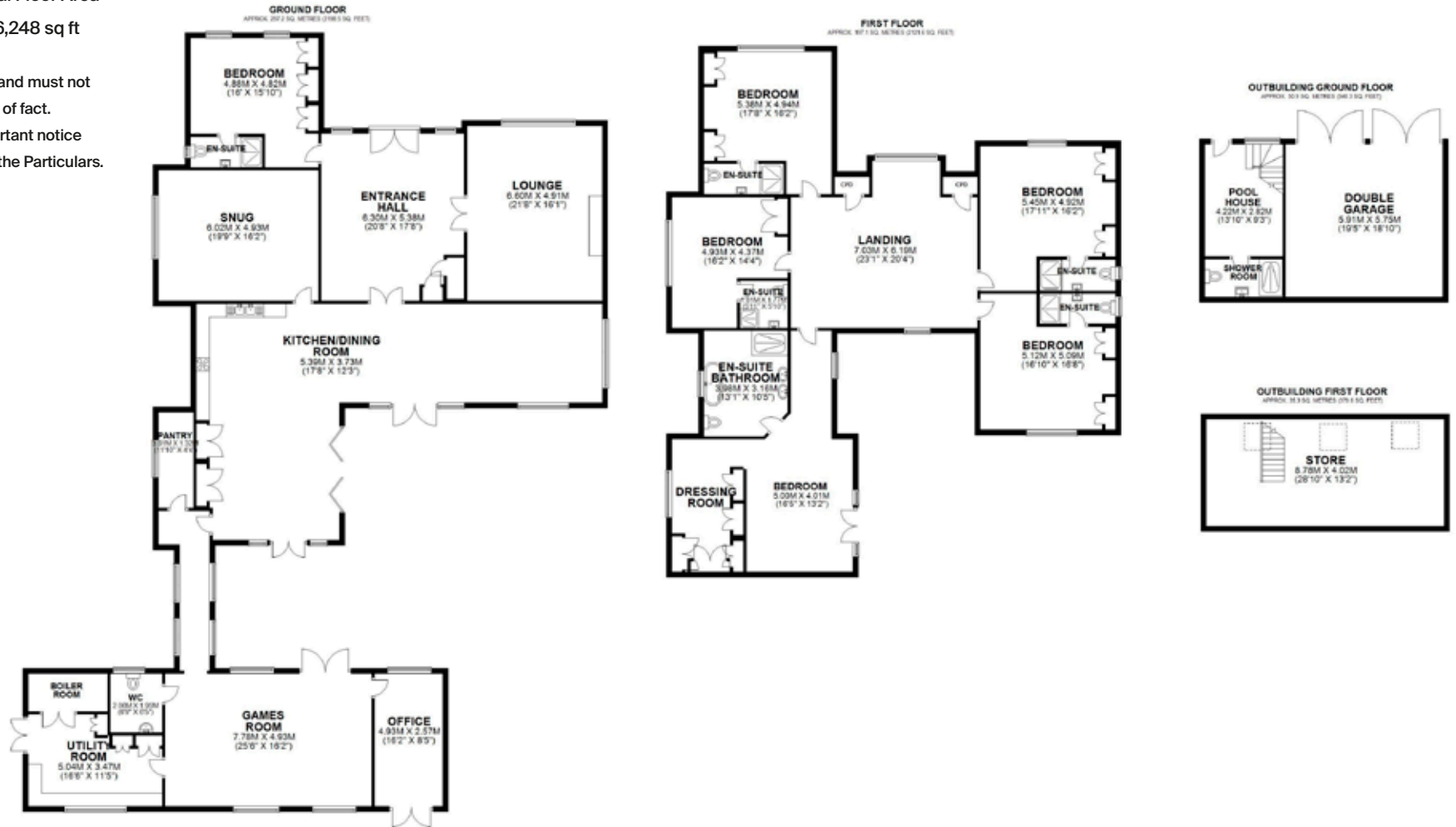


## Approximate Gross Internal Floor Area

Total Area = 580.5 sq m / 6,248 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 on the last page of the text of the Particulars.



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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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Particulars dated [January 2024]. Photographs and videos dated [January 2024].

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