

# Gatehouse

Goudhurst, Kent







## A superb Grade II\* listed country house set in a quiet and semi-rural location.

Goudhurst village 1 mile, Marden station 4.2 miles (London Bridge from 48 mins), Cranbrook 5 miles, Staplehurst station 6.3 miles (London Bridge from 52 mins), Tunbridge Wells 11 miles, Gatwick airport 34 miles, London 46 miles .  
(Distances and times approximate).



### Summary of accommodation

Reception hall | Kitchen/breakfast room | Utility room | Cloakroom | Drawing room | Sitting room | Dining room  
Garden room | Study | Cellar | Store room | Wine store  
Principal bedroom suite | Guest suite | Four further bedrooms | Family bathroom

### Outbuildings, Garden and Grounds

Driveway | Landscape gardens | Large barn | Garaging | Gym | Home office | Tennis court | Outbuildings

**In all about 5 acres and 8,964 sq ft**



## Situation

Gatehouse is located on high ground, well away from busy noisy roads in a stunning semi rural position, within the High Weald Area of Outstanding Natural Beauty, about a mile from the beautiful and sought-after village of Goudhurst which is well known for its pretty centre with its 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 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; sailing and water sports at Bewl Water and on the south coast; walking and riding in the surrounding countryside and at nearby Bedgebury Pinetum.



## Gatehouse

Gatehouse is a remarkable Grade II\* listed home set on elevated ground with stunning views over its gardens, paddock, and the countryside beyond. Located in a peaceful yet accessible spot, the property features exposed timber and plaster elevations under a tiled roof.

The light-filled interior includes a grand dining hall with a double-height vaulted ceiling, inglenook fireplace, and galleried landing. Additional living spaces include a sitting room, snug, garden room, cloakroom, and utility room. The L-shaped kitchen/breakfast room is well-equipped with an AGA, island, double oven, and views over the gardens. A nearby room offers potential as a study or playroom.

Upstairs, the main suite features a vaulted ceiling and generous en suite, while the guest suite and other unique bedrooms all enjoy lovely views.

Once owned by Dame Edith Evans, the home has hosted notable guests including Agatha Christie.











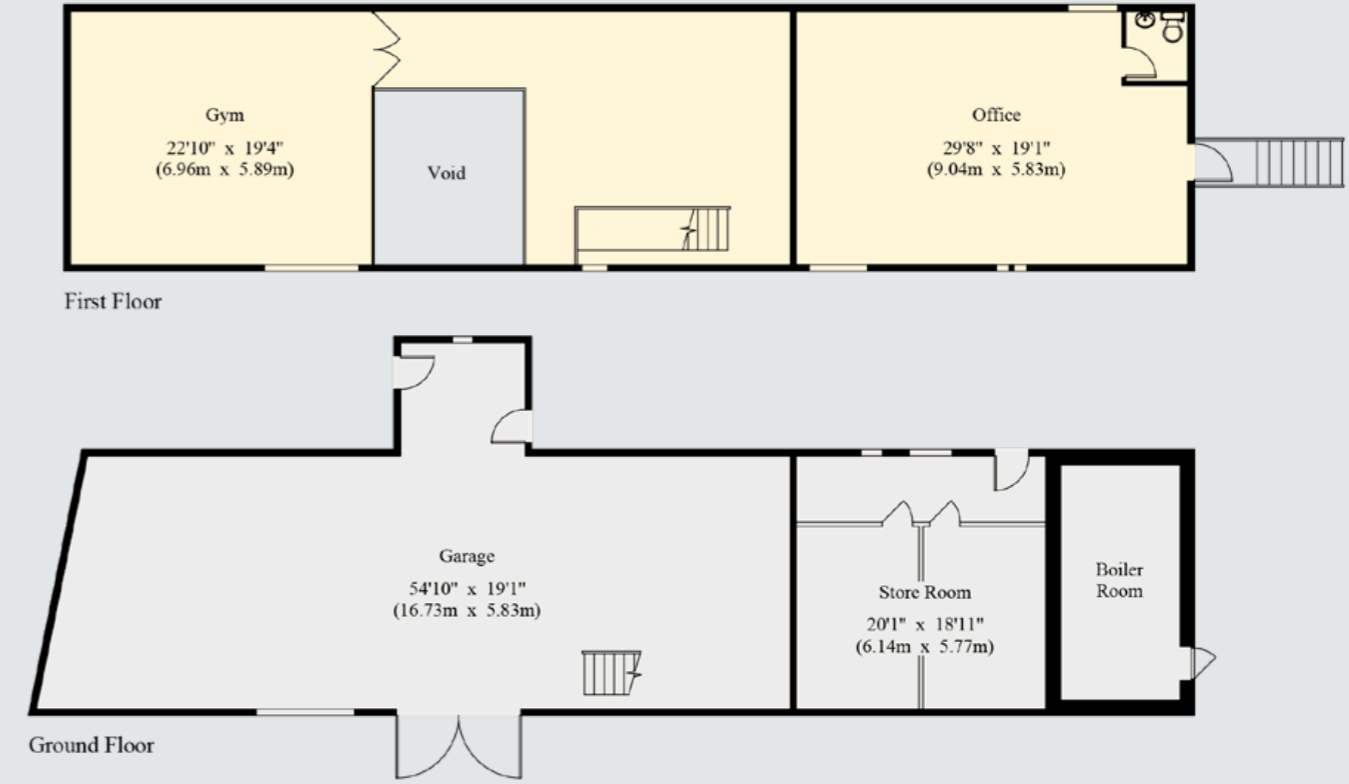
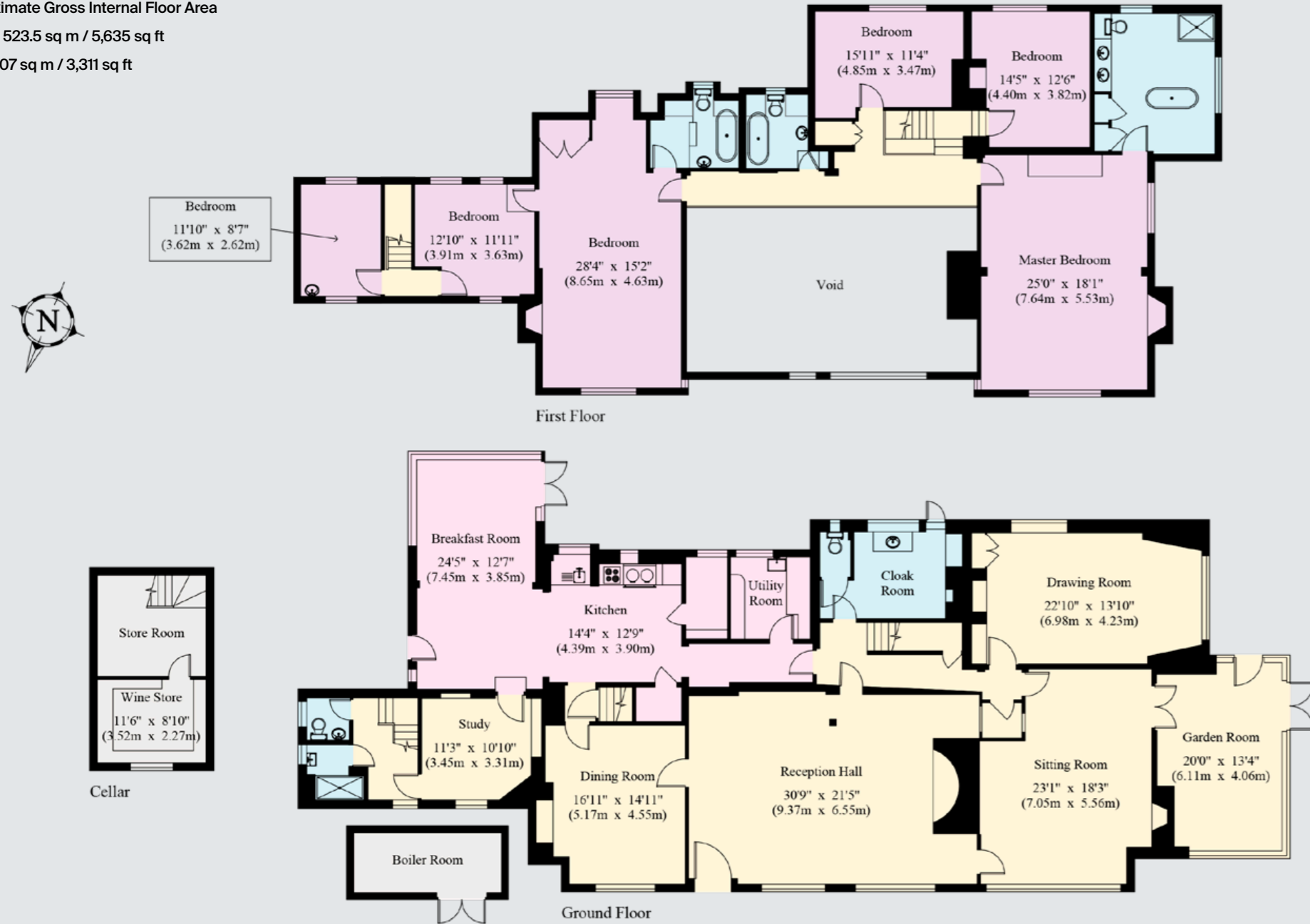






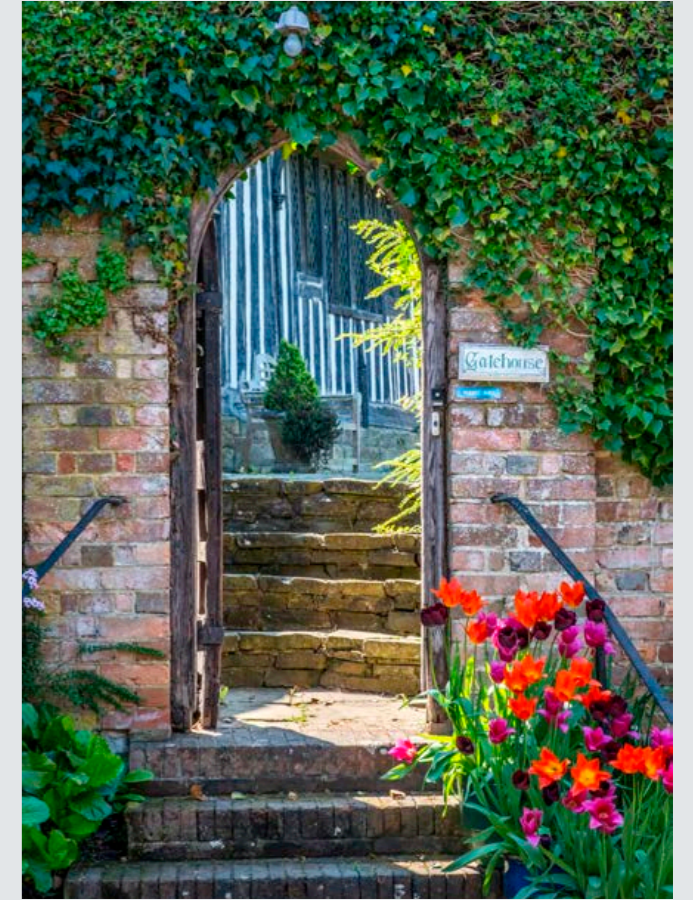


Approximate Gross Internal Floor Area  
 House: 523.5 sq m / 5,635 sq ft  
 Barn: 307 sq m / 3,311 sq ft



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.





## Outside

Outside, electric gates lead to a large driveway and an impressive barn with garaging, a gym, and potential home office. The beautifully landscaped gardens include a tennis court, greenhouse, shed, summer house, and wide herbaceous borders. A 2.5-acre paddock lies across the road, with the total property extending to around 5 acres.





## Property Information

**Services:**

Our clients inform us that the property has oil central heating, mains water and electricity and private drainage.

**Tenure:**

Freehold.

**Local Authority:**

Tunbridge Wells Borough Council  
01892 526 121

**Council Tax:**

Band H

**EPC:**

Band F

**Postcode:**

TN17 1HL

**what3words:**

///mega.magpie.grumble

**Viewings:**

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.





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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 May 2025. Photographs and videos dated April 2025.

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