



Gatehouse, Ranters Lane, Goudhurst, Cranbrook, Kent

For the finer things in property.



Gatehouse Ranters Lane Goudhurst Cranbrook Kent TN17 1HL

A magnificent country house listed Grade II*, situated in a quiet yet accessible semi rural setting.

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 (All distances and times are approximate)

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 | 4 Further bedrooms | Family bathroom | Large barn - garaging, gym, home office | Tennis court | Outbuildings | 2.5 acre paddock | Delightful gardens | In all about 5 acres

The property

Gatehouse is a very special house in many ways. The property stands on high ground and enjoys fabulous views over its own gardens and paddock and countryside beyond. In a quiet location the property is easily accessible.

Listed Grade II* the elevations of exposed timbers and plaster infill are partially relieved by tile hanging under a pitched tiled roof. The accommodation is light filled and has good ceiling heights. The magnificent dining hall with its double height vaulted ceiling is very special. a huge brick chimney breast and inlenuok fireplace dominate the room as does the galleried landing that runs down one side of the the room. There is a comfortable sitting room,

garden room and snug. There is a good sized cloakroom and seperate utility room. The L shaped kitchen / breakfast room has an AGA an island, cupboards and drawers. There is a split level double oven and extensive working surfaces. There is an obvious place for the table which looks out over the lovely gardens. Adjacent to the kitchen is another room that could be a playroom or study.

The main bedroom suite is impressive with a vaulted ceiling and a double aspect .There is a generously proportioned en suite. The other bedooms are all unique and enjoy a pleasant out look . The guest suite has a lovely dual aspect.

Gatehouse was once owned by the renown actress Dame Edith Evans, luminaries of the time were frequent visitors including Agatha Christie.

Outside

Gatehouse is approached through electrically operated wrought iron gates flanked by high brick pillars. . The drive provides parking for many vehicles. The impressive barn that sits at right angles to the main house is huge and offers parking /garaging. There is a gym and space for a home office. The lovingly cared for delightful gardens have been sensitively laid out and include brick paths and abundance of speciman shrubs and trees and wide herbacious borders. There is a tennis court ,greenhouse, shed and summer house.

The paddock of some 2.5 acres is on the opposite side of the road. In all about 5 acres.





Location

Gatehouse is located on high ground, well away from busy noisy roads in a stunning semirural 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.

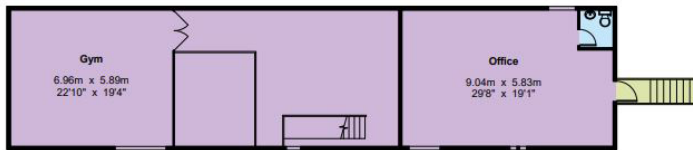




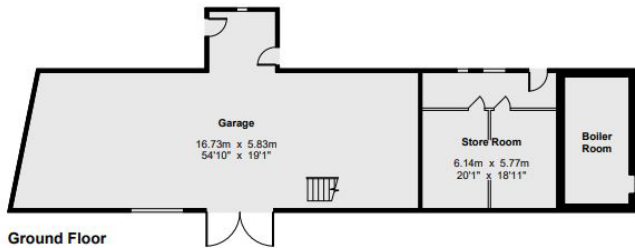


Gatehouse

Barn - Gross Internal Area : 307.6 sq.m (3311 sq.ft.)



First Floor



Ground Floor

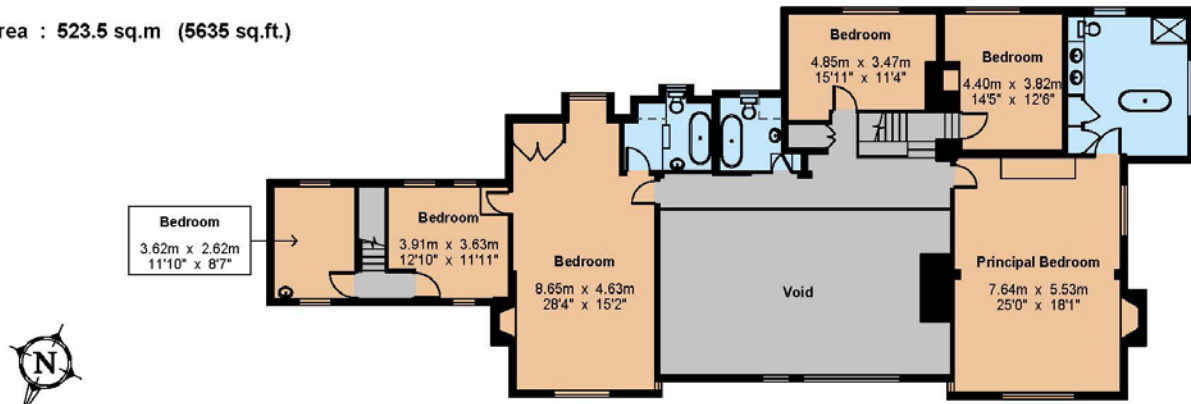
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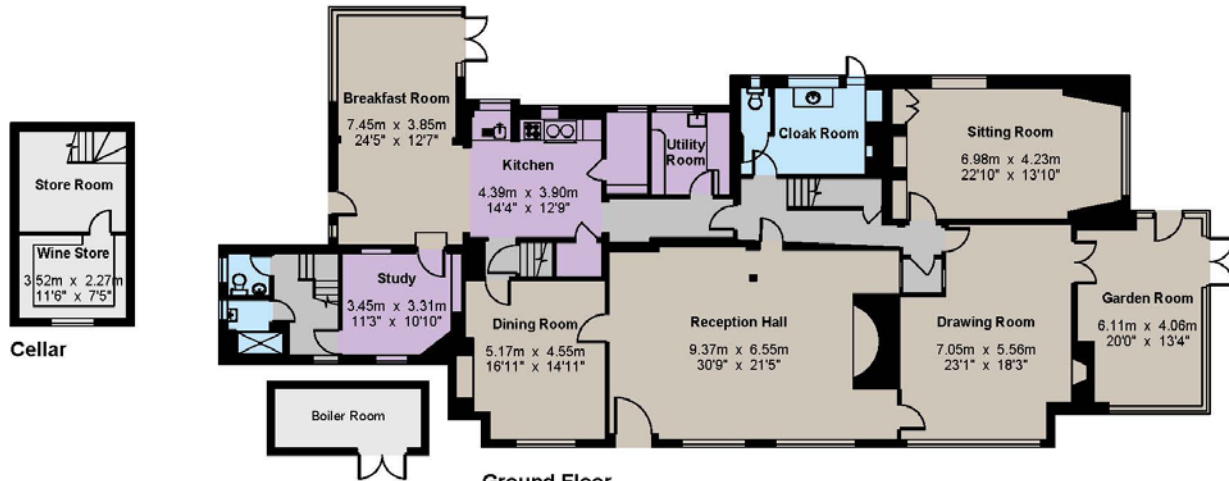
Gatehouse

Gross Internal Area : 523.5 sq.m (5635 sq.ft.)

----- Restricted Height



First Floor



Ground Floor

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Directions

Heading south on the A21 after passing Lamberhurst and Scotney Castle remain on the the A21 and left as signed Kilndown. Proceed through this small village and passed the village pub, the road becomes Ranter's Lane. proceed for about 1/4 mile where Gatehouse will be found on the righthand side

General

Local Authority: Tunbridge Wells Borough Council

Services: Oil Central Heating, Mains Water and Electricity. Private Drainage, compliant with current regulations.

Council Tax: Band 'H'

Tenure: Freehold

Guide Price: £3,500,000

Sevenoaks

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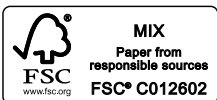
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