

Beresford Road

GOUDHURST, TN17

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Tucked away along a private lane in the heart of the highly sought-after village of Goudhurst, 2 Old School House is an impeccably presented family home combining elegant contemporary living with the character and charm of its historic origins. Formerly part of the distinguished Goudhurst Ladies College and dating from the early 20th century, the property was comprehensively reconfigured and refurbished in 2017, creating a beautifully balanced home designed for modern family life.

Occupying a discreet yet highly convenient position, the house lies just moments from the village centre, within the esteemed Cranbrook School catchment area and close to Goudhurst & Kilndown Primary School, rated Outstanding by Ofsted.

At the heart of the home is a superb open-plan kitchen and dining room, an impressive space designed for both everyday living and entertaining. Bi-fold doors open seamlessly onto a timber decked terrace and enclosed garden beyond, creating an effortless connection between inside and out. The contemporary kitchen is beautifully appointed with integrated appliances, dual ovens and a gas hob.

Complementing the principal living space is an inviting sitting room centred around a wood-burning stove, offering a warm and atmospheric retreat. A substantial double-aspect family room provides excellent flexibility as an additional reception room, playroom, media room or home office. There is a cloakroom, utility storage and underfloor heating throughout the ground floor.


















DANCE







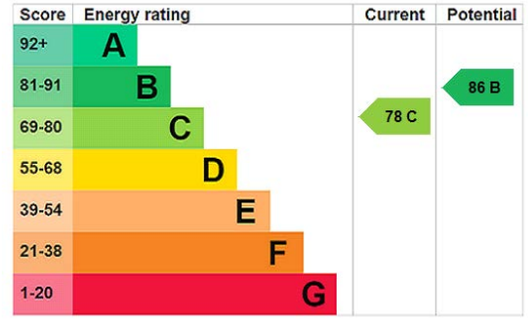




On the first floor, five well-proportioned bedrooms are arranged around a central landing. The principal suite benefits from a contemporary en suite shower room, while the remaining bedrooms are served by a beautifully appointed family bathroom featuring a freestanding bath.

The property's appeal extends beyond the house itself. The private, enclosed garden offers a wonderful sense of seclusion and enjoys direct access to a nearby footpath and pond, providing immediate access to some of the area's most attractive countryside walks. A detached garden studio currently serves as a home office, creating an ideal environment for remote working. The property further benefits from two allocated parking spaces and rights over a shared driveway.

An active new-build warranty remains in place until 2028, while an air source heat pump and modern energy-efficient specification underscore the home's commitment to sustainable and economical living.



Goudhurst is widely regarded as one of the finest villages in the Kentish Weald. Set amidst rolling countryside, it is centred around the magnificent 12th-century church of St Mary's, whose elevated position affords far-reaching views across the surrounding landscape. The village offers a thriving community alongside an excellent selection of independent shops, cafés, restaurants and traditional public houses.

The surrounding area is renowned for its outstanding natural beauty and wealth of recreational opportunities, including golf at nearby Ticehurst, Lamberhurst and Tunbridge Wells, sailing and watersports at Bewl Water, and extensive walking, cycling and riding routes through the High Weald Area of Outstanding Natural Beauty. The celebrated vineyards of Chapel Down and Balfour are also within easy reach.

GUIDE PRICE: £800,000-£900,000

Local Authority: Tunbridge Wells

Council Tax Band: G

Tenure: Freehold

Reference: CHB260037

Approximate Gross Internal Area:
2098 sq ft

Beresford Road, Goudhurst, Cranbrook TN17

Approximate Gross Internal Area = 195.0 sq m / 2098 sq ft
Outbuilding = 18.9 sq m / 203 sq ft
Total = 213.9 sq m / 2301 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for John D Wood & Co by IDENTIKA LTD

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