



Golford Gate Farm
Golford
Cranbrook
Kent

EST 1900

**Lambert
& Foster**

PART OF THE LOCAL LANDSCAPE

GOLFORD GATE FARM, GOLFORD, CRANBROOK, KENT TN17 3NX

An impressive individual detached timber framed country residence circa 2012 featuring a wealth of oak joinery and a range of useful outbuildings including oak framed twin bay cart lodge, corrugated iron clad workshop, pole barn, extensive vehicular parking, complemented by paddocks, total plot size approximately 5.6 acres, all located on the semi-rural periphery of this historic market town enjoying southerly views out across neighbouring countryside. Cranbrook School catchment area.

- Entrance Hall • Study • Cloak/Wet Room • Family Room • Kitchen/Breakfast Room fitted with oak units including island unit and granite worktops
- Vaulted first floor landing • Triple Aspect First Floor Sitting Room with oak framed balcony enjoying fine views out to Hempsted Forest
- Four Double Bedrooms arranged over two floors incorporating a Master Bedroom with En-suite Bathroom and Dressing Room
- Family Bathroom • Mains Gas Fired Central Heating

SITUATION: Golford Gate Farm is situated on the semi-rural periphery approximately 1.5 miles from the historic town of Cranbrook, noted for its period buildings and Union windmill, providing a comprehensive range of amenities including professional services, supermarket and leisure centre with swimming pool. Excellent educational facilities within the area in both the state and public sectors include preparatory schools, in particular Dulwich preparatory school. Grammar Schools are available in Ashford, Maidstone and Tunbridge Wells. Golford Gate Farm falls within the catchment area for the Cranbrook School (13+) www.schoolsnet.com. A mainline railway station in Staplehurst village approx. 5.5 miles distance provides fast and frequent services to London. Hemsted Golf Club is 0.6 miles distance.

DESCRIPTION: Golford Gate Farm comprises an individual detached bespoke timber framed family house, with balcony views to Hemsted Forest, presenting stained weatherboarded elevations set with oak framed sealed unit double glazed windows beneath a pitched and half hipped tiled roof. An attention to detail is present throughout the property, in particular the abundance of oak joinery including doors, window cills, floors and staircase. A range of features include the well proportioned entrance hall, vaulted landing and first floor sitting room with triple aspect incorporating bi-fold doors opening out onto an oak framed balcony. The kitchen/breakfast room is comprehensively fitted including granite worktops and island unit, Bosch integral appliances including dishwasher, five burner gas hob, twin oven and microwave, together with an American style fridge freezer. The master bedroom with en-suite bathroom also has a dressing room. Outside double electrically operated wrought iron gates open onto extensive vehicular parking. **OUTBUILDINGS:** twin bay oak framed cart lodge 6m x 6m, pole barn workshop with corrugated metal cladding 9.40m x 8.50m with open bay lean-to 8.50 x 5.80m fitted with power and light, pole barn 9.50m x 7.50m, lean-to 9.50m x 3.50m. The total plot size extends to 5.6 acres split into two main paddocks with post and rail fencing and hedging, all enjoying a southerly aspect with views out across the neighbouring countryside.

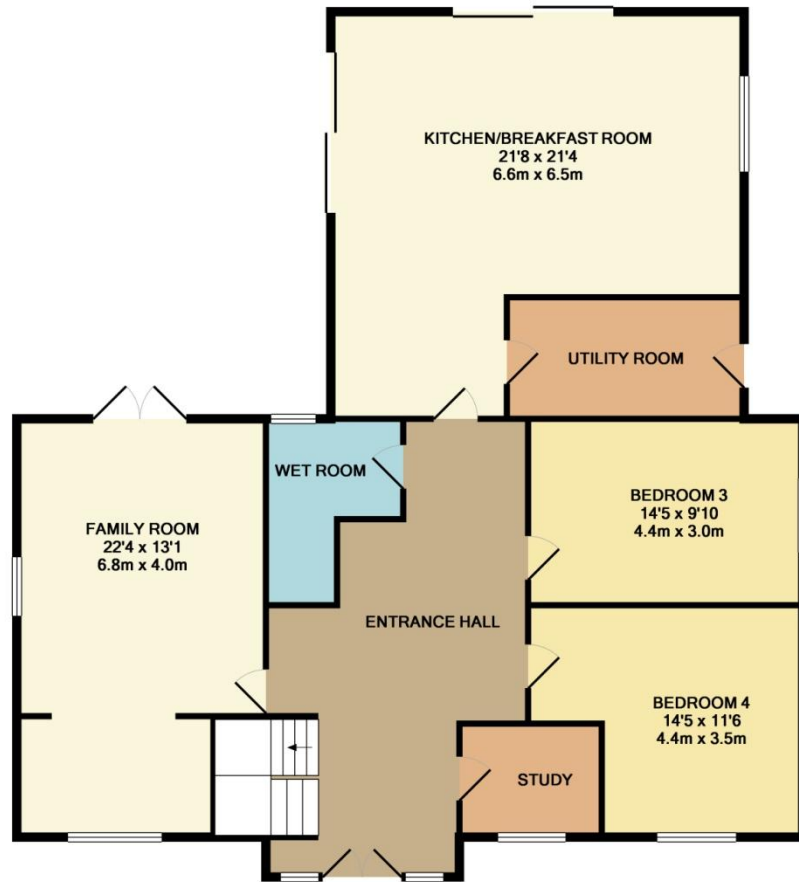
DIRECTIONS: From our office in Cranbrook proceed down the High Street bearing right into Stone Street and then take the first right hand turning into St Davids Bridge/The Hill. Continue on past the windmill and out of the town following this road past Dulwich Preparatory School. Proceed through the minor crossroads known as Golford, whereupon Golford Gate Farm will be found shortly on the right hand side.

VIEWING: By appointment with the agent's Weald office in Cranbrook 01580 712888 cranbrook@lambertandfoster.co.uk.

SERVICES: Mains electricity, water and gas. Private drainage.

LOCAL AUTHORITY: Tunbridge Wells Borough Council. **EPC:** TBC

For identification purposes and not to scale



GROUND FLOOR
APPROX. FLOOR
AREA 1396 SQ.FT.
(129.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1396 SQ.FT.
(129.7 SQ.M.)

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Cranbrook
Weald Office, 39 High Street, Cranbrook,
Kent TN17 3DN T 01580 712 888



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