

# SANDHURST

KENT



## Sponden Lane Sandhurst Kent TN18 5NR

Sitting within approximately six acres, this detached Grade II Listed cottage is a work in progress. With an abundance of period features this partially renovated cottage benefits from planning permission to extend.

Electric gates open onto the drive, double garage and ample off road parking. The gardens wrap around the property with a brick and gravel terrace. Steps lead up to the elevated lawn interspersed with trees, a mature hedge borders the gardens. Beyond the gardens is the paddock of approximately 6 acres, which could be ideal for equestrian use and benefiting from a separate entrance.

- Grade II Listed Work in Progress
- Drawing Room with Inglenook
- Dining Room with Fireplace
- Kitchen/Utility and Pantry Area
- Master Bedroom with PP for Ensuite
- Two Further Bedrooms
- Two Potential Attic Bedrooms
- Family Bathroom and Cloakroom
- Gardens and Grounds Approx. 7 Acres
- Garage and Off Road Parking
- Planning Permission to Extend
- Cranbrook School Catchment Area





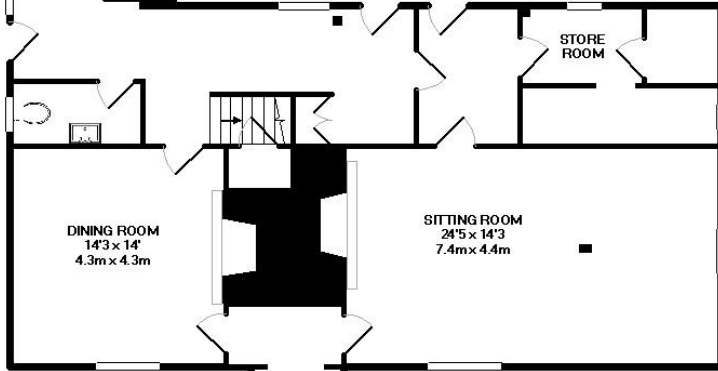




**KITCHEN/BREAKFAST ROOM**  
17'11" x 15'7"  
5.5m x 4.7m

**TOTAL APPROX. INTERNAL FLOOR AREA 2712.5SQ.FT. (252SQ.M)**  
(not to scale - for layout purposes only)  
(please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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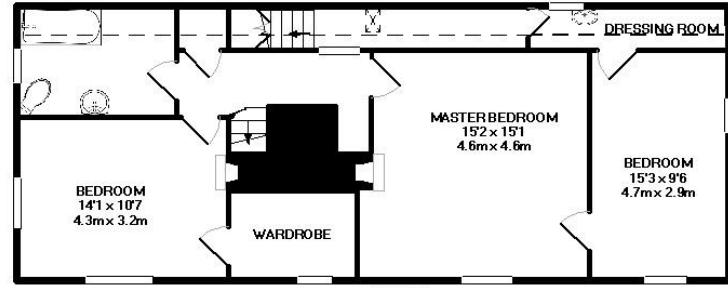


**DINING ROOM**  
14'3" x 14'  
4.3m x 4.3m

**SITTING ROOM**  
24'5" x 14'3"  
7.4m x 4.4m

**STORE ROOM**

GROUND FLOOR



**BEDROOM**  
14'1" x 10'7"  
4.3m x 3.2m

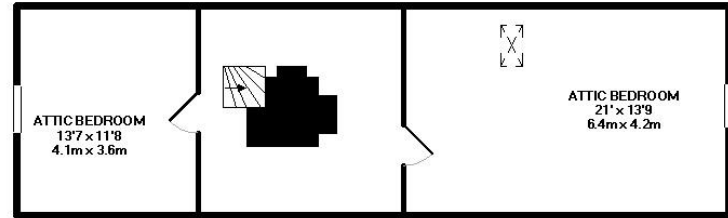
**WARDROBE**

**MASTER BEDROOM**  
15'2" x 15'1"  
4.6m x 4.6m

**DRESSING ROOM**

**BEDROOM**  
15'3" x 9'6"  
4.7m x 2.9m

1ST FLOOR



**ATTIC BEDROOM**  
13'7" x 11'8"  
4.1m x 3.6m



**ATTIC BEDROOM**  
21' x 13'9"  
6.4m x 4.2m

2ND FLOOR





### SERVICES

Mains electricity and water. Private drainage. Oil fired central heating.

Tunbridge Wells Borough Council - Council Tax Band F

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

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