



'Our Focus Determines Your Reality'



Queen Street
Sandhurst
Kent
TN18 5HR



Entrance Hall * Sitting Room * Family Room * Dining Room
Study * Games Room * Kitchen/Breakfast Room
Cloakroom * Cellar

Principal Bedroom with Ensuite
Three Further Double Bedrooms, One Ensuite
Two Additional Bedrooms * Family Shower Room

Approaching 2 Acres of Delightful Mature Garden
Swimming Pool and Hot Tub
Self-Contained Coach House * Detached Utility Room/Gym/Shower
Two Outbuildings * Double Garage * Off Road Parking



STUNNING GRADE II LISTED FAMILY HOME

This stunning Grade II Listed family home is full of period features.

Recently refurbished and presented in immaculate order throughout, the accommodation consists of an entrance hall opening into a double aspect sitting room with log burning stove, a family room with bay window, a study, dining room with doors to the garden and a fireplace with log burner, a kitchen/breakfast room, a games room with doors opening to the swimming pool and a cloakroom on the ground floor. Stairs lead down to a cellar with natural light. On the first floor there is a principal bedroom with built-in storage and an ensuite bath and shower room, three further double bedrooms all with storage, one with an ensuite shower room and one with a bay window, and a family shower room. On the second floor there are two further bedrooms and a store room.

Sitting in manicured gardens and grounds of approaching 2 acres, including areas of orchard, woodland and a paved terrace with swimming pool and hot tub. The property also boasts a self-contained detached coach house consisting of a living room, kitchen, double bedroom and shower room, an outbuilding which offers a utility room, gym and shower room, a double garage and two further outbuildings.

The house occupies a tucked away position on the outskirts of the village of Sandhurst within the Cranbrook School Catchment Area.



SANDHURST

Situated within walking distance of the Village of Sandhurst, with local amenities which include a post office and local store together with a well-regarded Primary School.

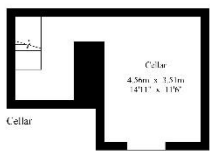
More comprehensive shopping and recreational facilities are available in nearby Hawkhurst or Cranbrook and a little further afield in Tunbridge Wells.

SCHOOLS AND CONNECTIONS

In addition to Cranbrook School and the local primary school, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy, Dulwich Prep School and various well regarded state schools.

Mainline Rail Services are available from either Staplehurst or Etchingham.

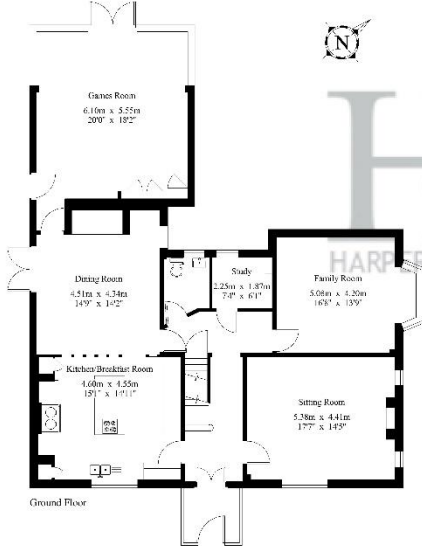
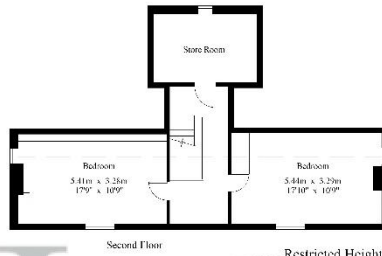




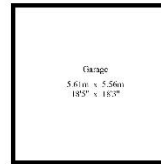
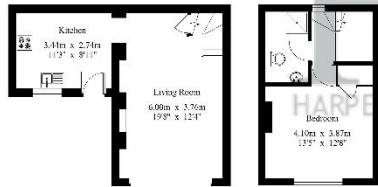
Bayford House

Gross Internal Area : 373.2 sq.m (4,017 sq.ft.)
 Gross Internal Area - Coach House : 56.9 sq.m (612 sq.ft.)
 Gross Internal Area - Outbuilding : 33.0 sq.m (355 sq.ft.)
 Gross Internal Area - Garage : 31.2 sq.m (336 sq.ft.)

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Coach House



SERVICES

All mains services connected. Gas fired central heating. Aga is run on oil.

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band G

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

Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com