



'Our Focus Determines Your Reality'



QUEEN STREET  
Sandhurst  
Kent  
TN18 5NR



Sitting Room \* Dining Room \* Family Room/Tea Room  
Kitchen/Breakfast Room \* External Utility/Cloakroom \* Cellar

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Principal Bedroom with Ensuite \* Guest Bedroom with Ensuite  
Two Double Bedrooms \* Bedroom/Study \* Family Bathroom

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Delightful Garden \* Terrace \* Off Road Parking



## STUNNING GRADE II LISTED FAMILY HOME

Believed to date from the 1700s with later additions and occupying a prominent position in the sought after village of Sandhurst, this stunning Grade II Listed property is currently used as a tea rooms and family home with a delightful, enclosed garden and ample off-road parking.

The well-proportioned accommodation consists of a sitting room with bay window and brick fireplace with log burning stove, a dining room with decommissioned fireplace, double aspect kitchen with door to outside and in its current configuration, the tea room with bay windows and double doors both to the front and to the side leading to the terrace and external utility/cloakroom on the ground floor. Stairs lead down to the cellar with natural light and ideal as a storeroom.

On the first floor there is an elegant principal bedroom with decorative fireplace and ensuite shower room, a guest room with ensuite shower room which could be used as a bed and breakfast opportunity; two further double bedrooms, a bedroom/study, and a family bathroom. A spacious attic is  $\frac{3}{4}$  bordered.

The delightful, enclosed garden is laid to lawn with mature, well-stocked flower and shrub beds, a pergola, pond and paved terrace.



## SANDHURST

Situated in the Village of Sandhurst, with local amenities which include a post office and local store, village pub, petrol station and garage with MOT centre 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, Dulwich Prep School and various well regarded state schools.

Mainline Rail Services are available from either Staplehurst or Etchingham.

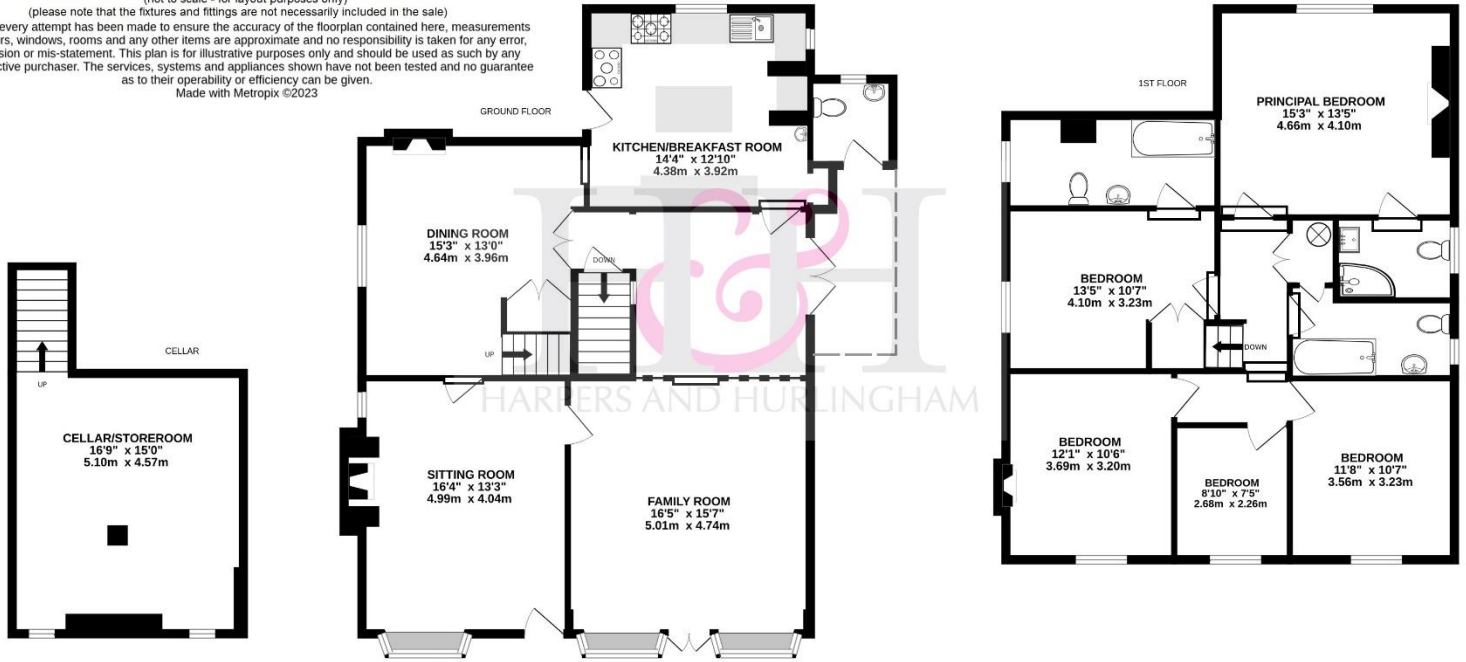


TOTAL APPROXIMATE INTERNAL FLOOR AREA (including Utility/Cloakroom) 2,306.7SQ.FT. (214.3SQ.M.)  
(no guarantee is given to the square footage of the property, the figure shown is for initial guidance only)  
(not to scale - for layout purposes only)

(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 floorplan 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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## SERVICES

All mains utilities connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band D

EPC Rating: n/a

Planning permission exists for change of use from mixed commercial/residential use to residential only. TWBC ref: 22/02613/FULL

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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