



'Our Focus Determines Your Reality'



Rye Road
Sandhurst
Kent
TN18 5PH



Entrance Hall * Sitting Room * Dining Room * Study
Kitchen/ Breakfast Room * Boot Room * Cloakroom

Principal Bedroom with Ensuite * Three Further Bedrooms
Family Bathroom * Separate W.C.

Garden and Grounds approx. * Swimming Pool * Outbuilding
One Bedroom Studio Annexe * Off Road Parking



STRIKING VICTORIAN CONVERTED BARN WITH BREATH TAKING VIEWS

This striking Victorian barn was converted in the 1960's and enjoys breath-taking far-reaching countryside views. Sitting in a stunning garden with swimming pool, the barn also boasts a one-bedroom studio annexe together with home office and utility room and a paddock.

The light, well-proportioned accommodation is presented in immaculate order throughout, and consists of a porch opening into the central entrance hall, sitting room with gas fire and door to the garden, dining room, study, kitchen/breakfast room with doors to outside, a boot room and cloakroom on the ground floor.

On the first floor there is a double aspect principal bedroom with ensuite shower room, two additional double bedrooms and a good size further bedroom, a family bathroom and a separate w.c.

The drive leads to the front door and provides ample off-road parking. There is a detached outbuilding housing a utility room and a home office, whilst the old stable block is now a one-bedroom studio annexe with kitchen and shower room. In all the barn sits in approximately 1.25 acres comprising a paddock and stunning mature gardens with a swimming pool.



SANDHURST

The village of Sandhurst provides local amenities which include a post office and local store together with a well-regarded Primary School.

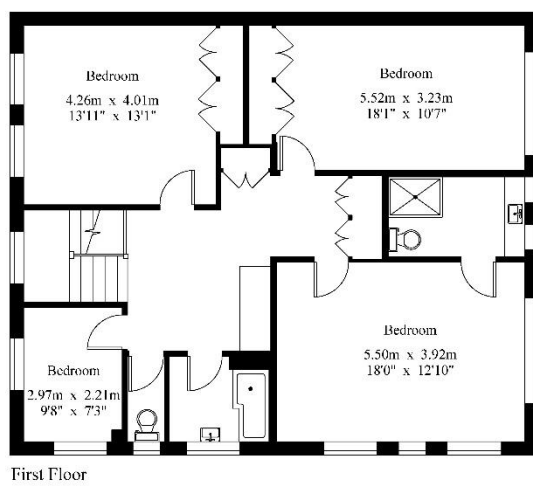
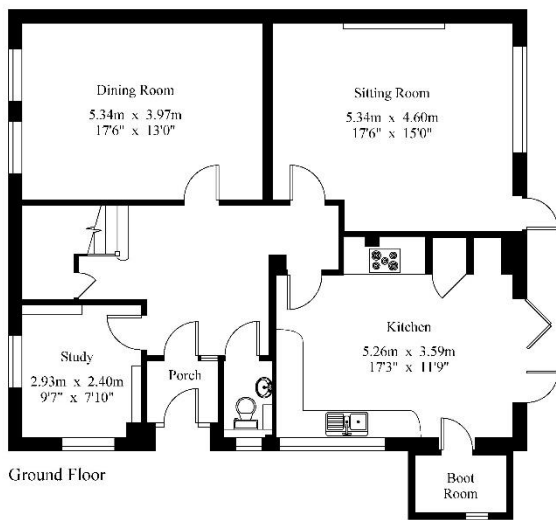
More comprehensive shopping and recreational facilities are available in nearby Hawkhurst or Cranbrook and a little further afield in Tunbridge Wells.

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 Etchingam.



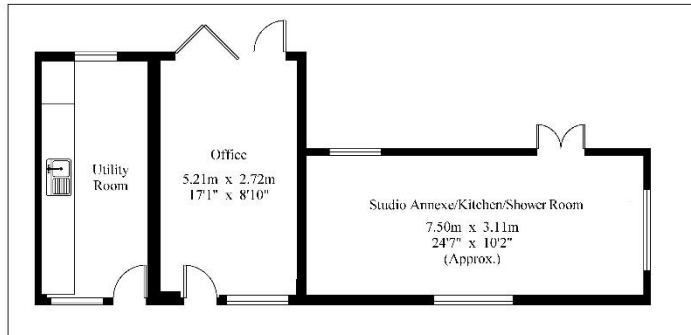


Lamberden House

House - Gross Internal Area : 228.7 sq.m (2461 sq.ft.)
Annexe and Outbuilding -
Approximate Gross Internal Area : 54.1 sq.m (582 sq.ft.)



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SERVICES

Mains electricity and water. Oil fired central heating. LPG for fire in Sitting Room. Drainage - Septic Tank.

EPC Rating: House - D) full details available on request
Annexe - G)

Shared drive, access down farm track, shared costs of maintenance. Telegraph poles - easement.

Covenant prohibiting the creation and distribution of alcoholic substances.

Tunbridge Wells Borough Council - Council Tax Band - House G
Annexe A

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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