



‘Our Focus Determines Your Reality’



Rye Road
Sandhurst
Kent
TN18 5JE



Entrance Hall * Sitting/Dining Room * Study
Kitchen/Breakfast Room * Utility Room
Ground Floor Bathroom

Principal Bedroom * Two Further Double Bedrooms
Family Shower Room

Garden and Grounds just under 0.5 Acres
Gated Off Road Parking



DELIGHTFUL GRADE II LISTED COTTAGE

Situated in the popular village of Sandhurst, this delightful, detached Grade II Listed cottage is believed to date from the 18th century. Exhibiting period features throughout from exposed beams to inglenook fireplace, the cottage is a fusion of character with modern convenience.

The accommodation consists of an entrance hall, a sitting/dining room with exposed beams, wooden floorboards and inglenook fireplace with log burning stove, a study and a double aspect kitchen/breakfast room with red tiled floor, exposed brick and beams; completing the ground floor there is a utility room with door to the garden, and a bathroom.

On the first floor a landing leads to the principal bedroom with exposed beams, vaulted ceiling and fireplace, two further double bedrooms each with exposed beams and a family shower room.

A gated gravel drive leads around an area of lawn to the side and front of the cottage providing extensive off-road parking. The lawn is bordered with mature hedging and a variety of trees. The garden to the rear is laid to lawn with an area of paved terrace and steps leading along the hedge bordering the garden to a further paved seating area. There are also flower and shrub beds and a number of mature trees.



SANDHURST

Situated in the Village of Sandhurst, with local amenities which include a post office and Morrisons Daily, Spanish restaurant, petrol station with general store 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, St Ronans, Dulwich School and various well regarded state schools.

Mainline Rail Services are available from either Staplehurst or Etchingham.





TOTAL APPROXIMATE INTERNAL FLOOR AREA 1,332.88Q FT. (123.88Q M.)
(no guarantee is given to the square footage of the property; the figure shown is for initial guidance)
(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 combined 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 E

EPC Rating: n/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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