



'Our Focus Determines Your Reality'



Rye Road
Sandhurst
Kent
TN18 5JQ



Entrance Hall * Sitting Room * Kitchen
Principal Bedroom * Additional Bedroom
Family Shower Room

Attractive Gardens * Cabin * Garden Store
Off Road Parking



DELIGHTFUL SINGLE STOREY COTTAGE

This delightful single storey cottage sits in a charming garden and terrace, in the popular village of Sandhurst, with views overlooking the Windmill.

The accommodation consists of an entrance hall, a sitting room with open fire, a fitted kitchen with door to the garden, a double bedroom with view of the Windmill, a further bedroom and a family shower room.

Outside there is off road parking and a well-stocked front garden bordered with mature hedging. To the rear of the property there is an attractive garden with views across open field to the Windmill, an area of lawn, an elevated terrace with pergola and delightful wisteria, a cabin and a garden store.

The cottage is conveniently situated for access to the coast, Rye, Tenterden and Tunbridge Wells.



SANDHURST

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

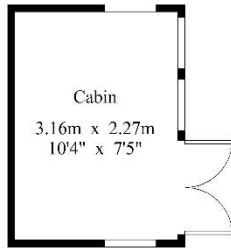
More comprehensive shopping and recreational facilities are available in nearby Hawkhurst or Cranbrook and a little further afield in Tunbridge Wells.

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.

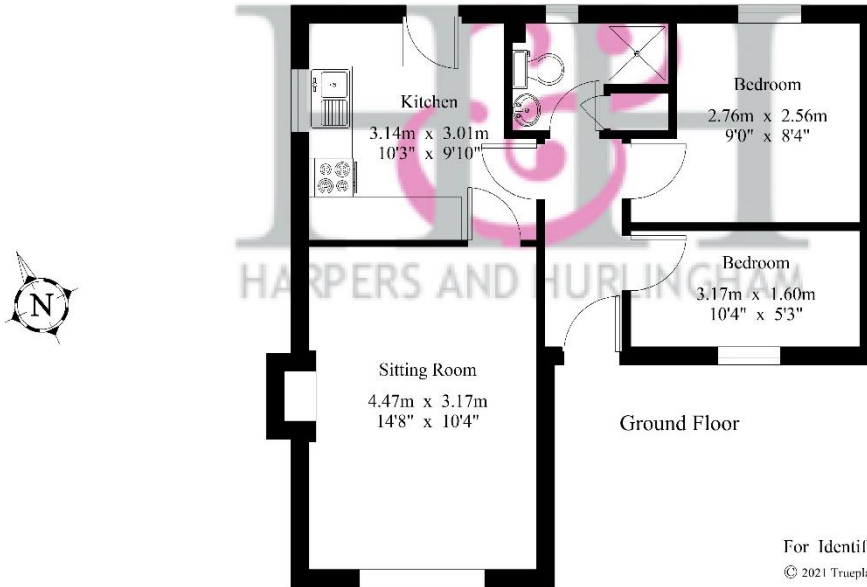




The Crouch

Gross Internal Area : 44.1 sq.m (475 sq.ft.)

(Not including Cabin)



SERVICES

Mains electricity, water and drainage. Electric storage heaters.

EPC Rating: D – full details available on request

Tunbridge Wells Borough Council - Council Tax Band A

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



THE CROUCH, TN18 5JQ

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