



'Our Focus Determines Your Reality'



Rye Road
Sandhurst
Kent
TN18 5JQ



Entrance Hall * Sitting/Dining 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 provides open plan living in the popular village of Sandhurst. Sitting in a charming garden with a detached cabin, the cottage enjoys views overlooking the Windmill.

The accommodation consists of an entrance hall, a sitting/dining room/kitchen with open fire, and 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 stone path leading across the charming well-stocked front garden. 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 detached cabin and a garden store.

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



SANDHURST

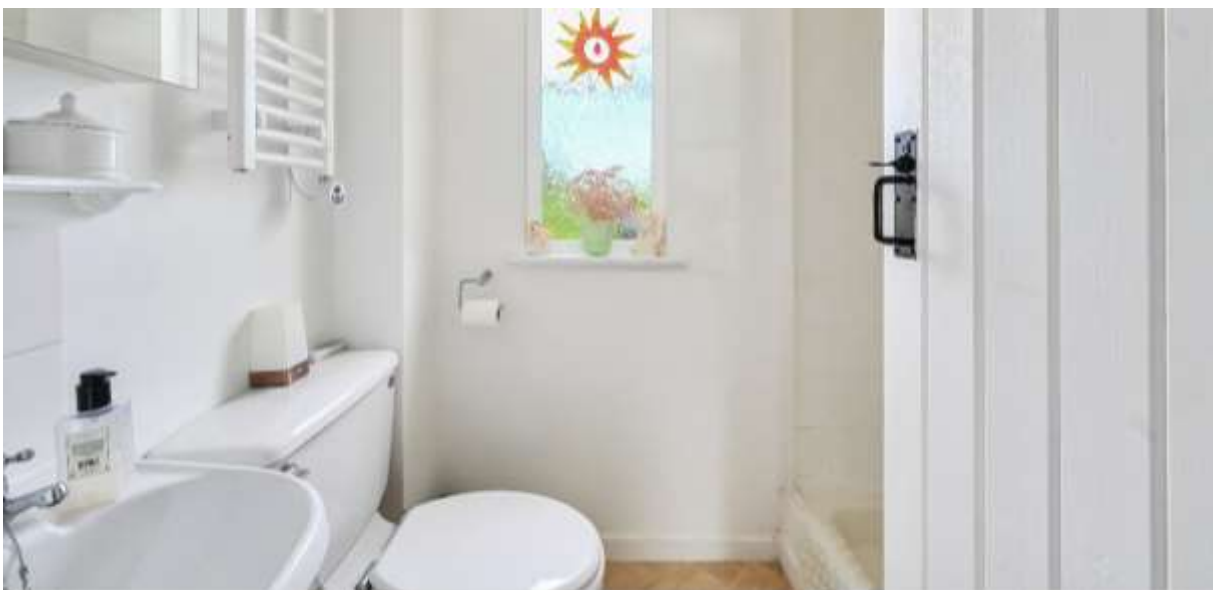
Situated in the Village of Sandhurst, with local amenities which include a post office and local store, village pub, petrol station and garage with MOT centre together with a well-regarded Primary School.

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.

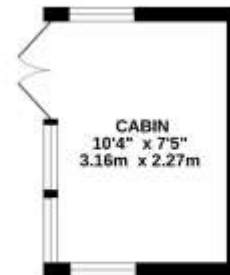
Mainline Rail Services are available from either Staplehurst or Etchingham.





TOTAL APPROXIMATE INTERNAL FLOOR AREA (excluding the Cabin) 4150SQFT (44.19Q.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)
While every attempt has been made to ensure the accuracy of the description 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 not be used as a basis for any prospective purchase. The services, systems and apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

Mains electricity, water and drainage. Electric radiators.

Tunbridge Wells Borough Council - Council Tax Band A

EPC Rating: D – full details available on request

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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