

# SANDHURST KENT





BODIAM ROAD, SANDHURST, KENT TN18 5JY

### Stunning Grade II Listed Village House

Drawing Room \* Split-Level Sitting Room \* Dining Room \* Kitchen/Breakfast Room  
Utility Room \* Cloakroom

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Master Bedroom with Jack 'n' Jill Bath and Shower Room  
Four Further Bedrooms, One Ensuite \* Family Bathroom \* Attic Room

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Delightful Garden \* Period Former Stable and Coach House

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Cranbrook School Catchment Area

This stunning Grade II Listed property is believed to have origins as a Medieval open hall house with additions made in the 16th and 18th centuries as well as an Edwardian kitchen extension. Conveniently located in the village of Sandhurst, the property is full of character with period features throughout including a cellar with wine bins dating from its time as a village Inn.

The accommodation consists of a drawing room with inglenook fireplace, a triple aspect split level sitting room with inglenook fireplace, dining room, kitchen/breakfast room, utility room with a door to the garden and a cloakroom on the ground floor.

On the first floor there is a master bedroom with Jack 'n' Jill bath and shower room, three further bedrooms and a family bathroom.

The second floor provides a further bedroom with ensuite shower room and an additional attic room.

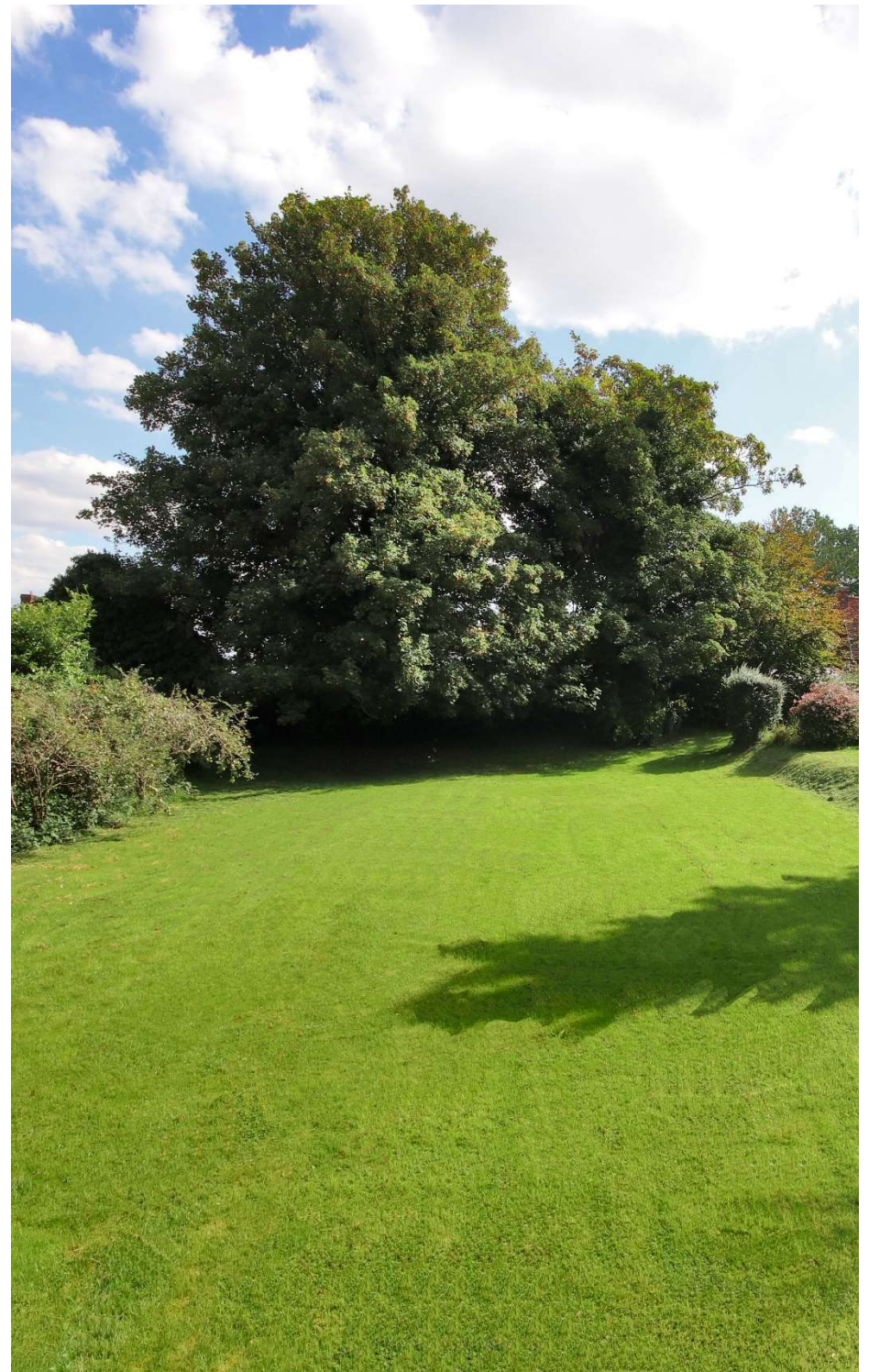
Outside the extensive gardens are laid predominantly to lawn with mature flower and shrub beds and a variety of trees. A gated drive leads along the side of the house to an area of parking and a detached period former stable and coach house with potential subject to the necessary planning. Access to the cellar is via external double cellar doors to the rear of the property.

#### Harpers and Hurlingham

The Corner House  
Stone Street  
Cranbrook  
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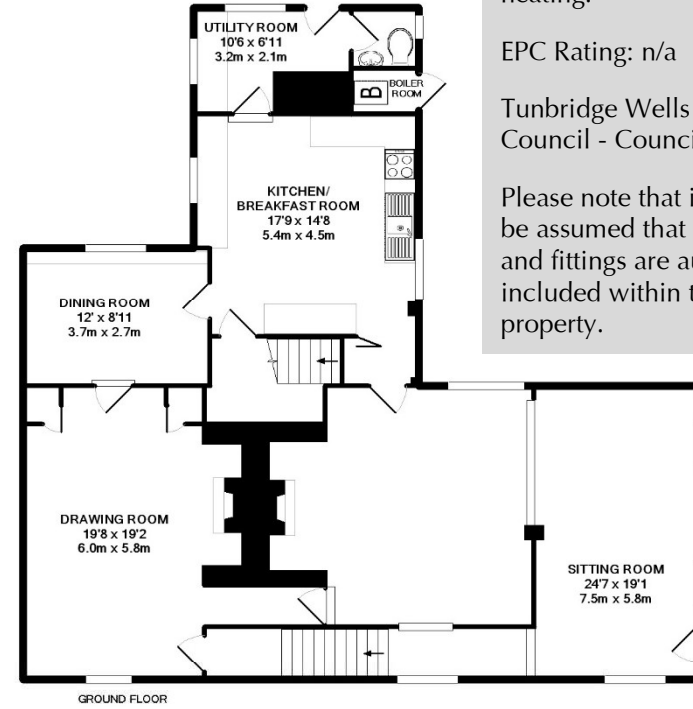
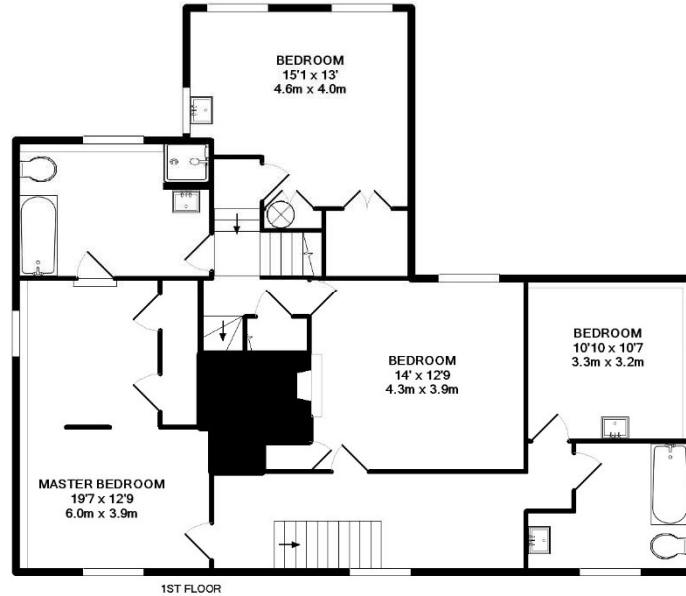
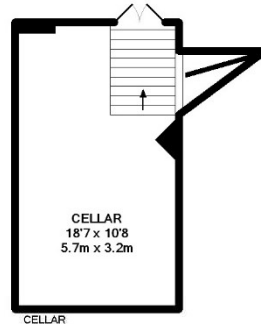
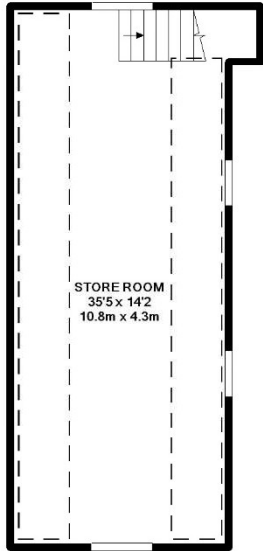
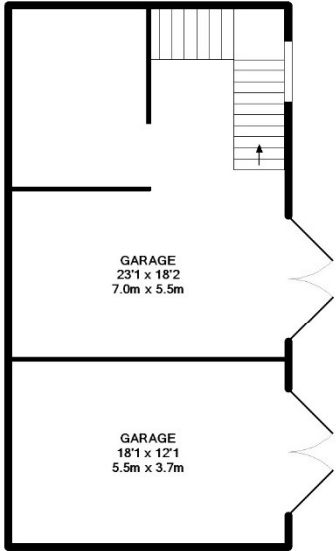


Situated within walking distance of the Village of Sandhurst, with local amenities which include a post office and local store together with a well-regarded Primary School.

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

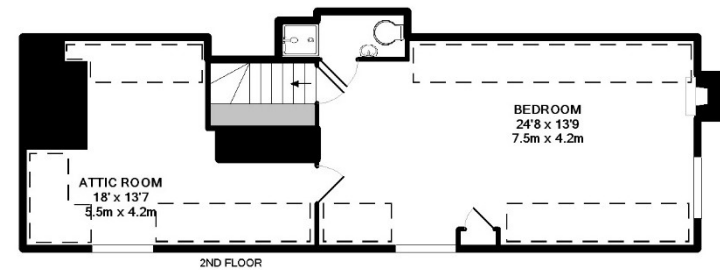
In addition to Cranbrook School and the local primary school, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy, Dulwich Prep School and various well regarded state schools.

Mainline Rail Services are available from either Staplehurst or Etchingham.



TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (excluding garage and cellar) 2746.35Q.FT. (255.15Q.M)  
(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 floor plan 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**  
Mains electricity, water and drainage. Oil fired central heating.

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band G

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



