

# SANDHURST

KENT





## Bodiam Road Sandhurst Kent TN18 5LT

Exhibiting a number of period features, this delightful Grade II Listed cottage, believed to date back to 1642 with later additions, is situated on a country lane on the outskirts of Sandhurst.

The accommodation consists of a sitting room with log burning stove, a kitchen/breakfast room and a utility room on the ground floor.

On the first floor there is a master bedroom, a further double bedroom and a family bathroom.

Outside a gated path leads across the well stocked garden to the front door. A drive beside cottage no. 4 leads to the parking at the rear of the cottage, where there is space for two cars. A gate leads into the courtyard style garden to the rear where there is a terraced area and a share of a brick built bake house, ideal as a garden store.

- Attached Grade II Listed Cottage
- Sitting Room with Log Burning Stove
- Kitchen/Breakfast Room
- Utility Room
- Master Bedroom
- Double Bedroom and Family Bathroom
- Courtyard Garden
- Share of Brick Outbuilding
- Off Road Parking
- Cranbrook School Catchment Area





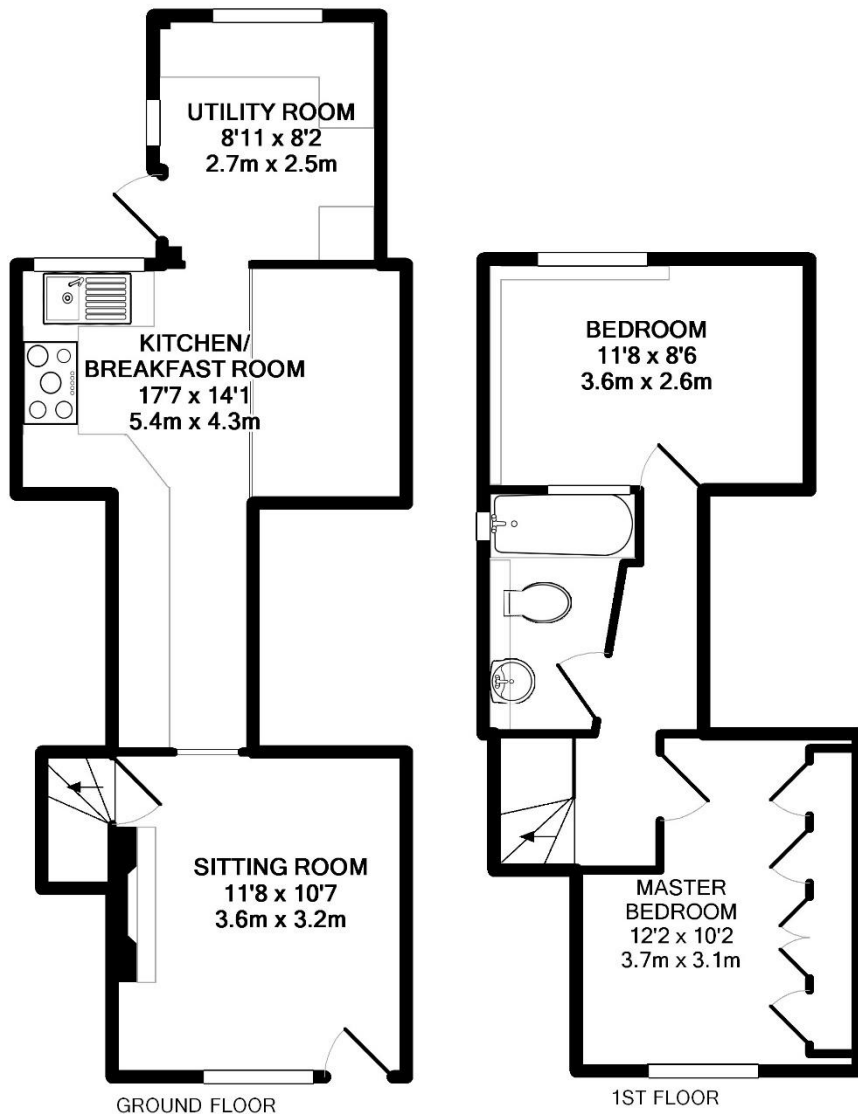












TOTAL APPROX. INTERNAL FLOOR AREA 666.3SQ.FT. (61.9SQ.M)  
(not to scale - for layout purposes only)

(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. Underfloor heating in the kitchen.

Tunbridge Wells Borough Council - Council Tax Band C

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

**H&H**  
HARPERS AND HURLINGHAM

The Corner House, Stone Street

Cranbrook, Kent TN17 3HE

Tel: 01580 715400

Fax: 01580 715122

Email: [enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)

Web: [www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)

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H1013 Printed by Ravensworth 01670 713330