



'Our Focus Determines Your Reality'



Back Road
Sandhurst
Kent
TN18 5JU



Drawing Room * Sitting Room * Play Room/Study
Reception Room * Kitchen/Breakfast/Family Room * Utility Area
Cloakroom * Master Bedroom with Ensuite
Cellar with Natural Light

Four Bedrooms, One Ensuite * Family Bathroom

Delightful Garden approximately 0.5 Acres
Off Road Parking
Far Reaching Views



STUNNING DETACHED GEORGIAN FAMILY HOME

This stunning Georgian family home sits in gardens of approximately 0.5 acres and is conveniently located in the sought after village of Sandhurst and within the Cranbrook School Catchment Area.

Presented in immaculate order throughout with high ceilings and stylish fireplaces synonymous with this period, the property provides well-proportioned flexible accommodation which consists of a reception room leading to a drawing room with fireplace, a sitting room with fireplace and both with doors opening into the light filled kitchen/dining/family room with utility area. There is also a play room/study, cloakroom and master bedroom with ensuite bathroom on the ground floor. A cellar with natural light is accessed from the reception room. On the first floor there are two double bedrooms, one with an ensuite shower room and both with fireplaces, two further good size bedrooms and a family bathroom.

Outside there is ample off road parking adjoining the garden to the front which is bordered with mature hedging and trees. The enclosed garden to the rear is predominantly laid to lawn with a raised terrace from which to enjoy the countryside views, vegetable garden and mature flower and shrub beds.



SANDHURST

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

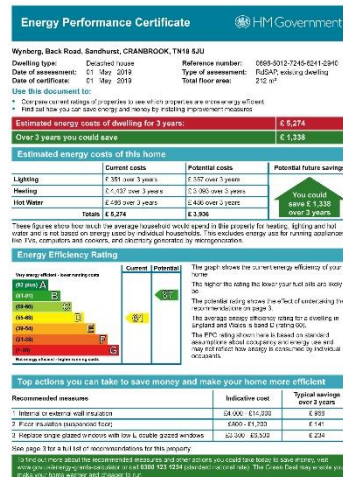
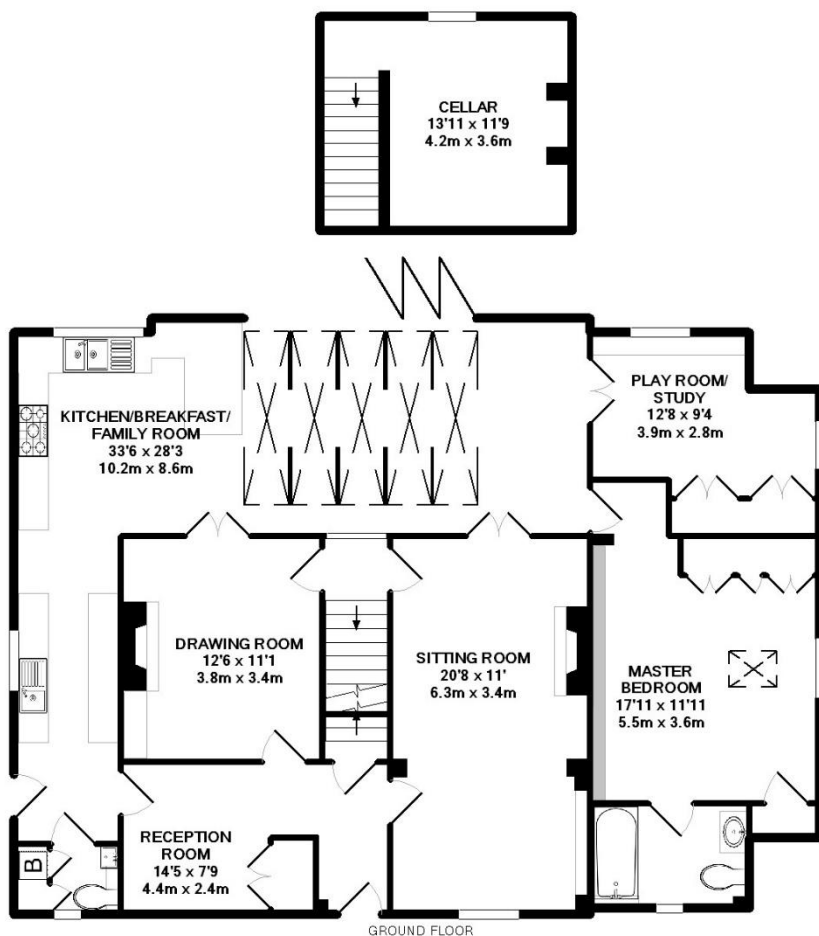
More comprehensive shopping and recreational facilities are available in nearby Hawkhurst or Cranbrook and a little further afield in Tunbridge Wells.

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 Etchingham.

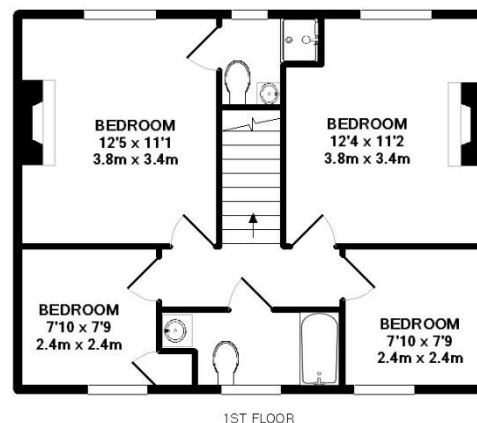




TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1961.2SQ.FT. (182.2SQ.M)
 (not to scale - for layout purposes only)
 (no guarantee is given to the square footage of the property, the figure given is for initial guidance only)
 (please note that the fixtures and fittings are not necessarily included in the 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 services all connected.

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.

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