



'Our Focus Determines Your Reality'



OAKS FORSTAL  
Sandhurst  
Kent  
TN18 5JR



Entrance Hall \* Sitting Room \* Conservatory/Dining Room  
Garden Room \* Fitted Kitchen  
Principal Bedroom with Ensuite Bath/Shower Room  
Two Further Double Bedrooms, One with Ensuite Bathroom  
Family Shower Room

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Enclosed Garden with Terrace and Pond \* Integral Garage  
Driveway Parking



## ATTRACTIVE DETACHED BUNGALOW

Believed to date from the early 1970s, this attractive detached bungalow occupies a cul-de-sac location in the sought-after village of Sandhurst. The well-proportioned rooms are complemented by the charming, enclosed garden with pond and far-reaching views across the adjoining countryside.

In its current configuration the accommodation consists of an entrance hall, a double aspect sitting room with log burning stove, a conservatory/dining room, garden room with doors to the terrace and the driveway to the front, and a fitted kitchen. There is a principal bedroom with built-in storage and an ensuite bath/shower room, a double bedroom with ensuite bathroom, a further double bedroom, and a family shower room.

Outside, a driveway provides parking and leads to the integral garage with door opening into the sitting room. The drive is bordered with mature well-stocked flower and shrub beds as well as established hedging. Gates lead from the drive to the garden to the rear which is bordered with mature hedging. A terrace over looks the delightful pond with mature flower and shrub planting and an area of lawn. From the terrace there are far reaching views across the adjoining countryside.



## 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.

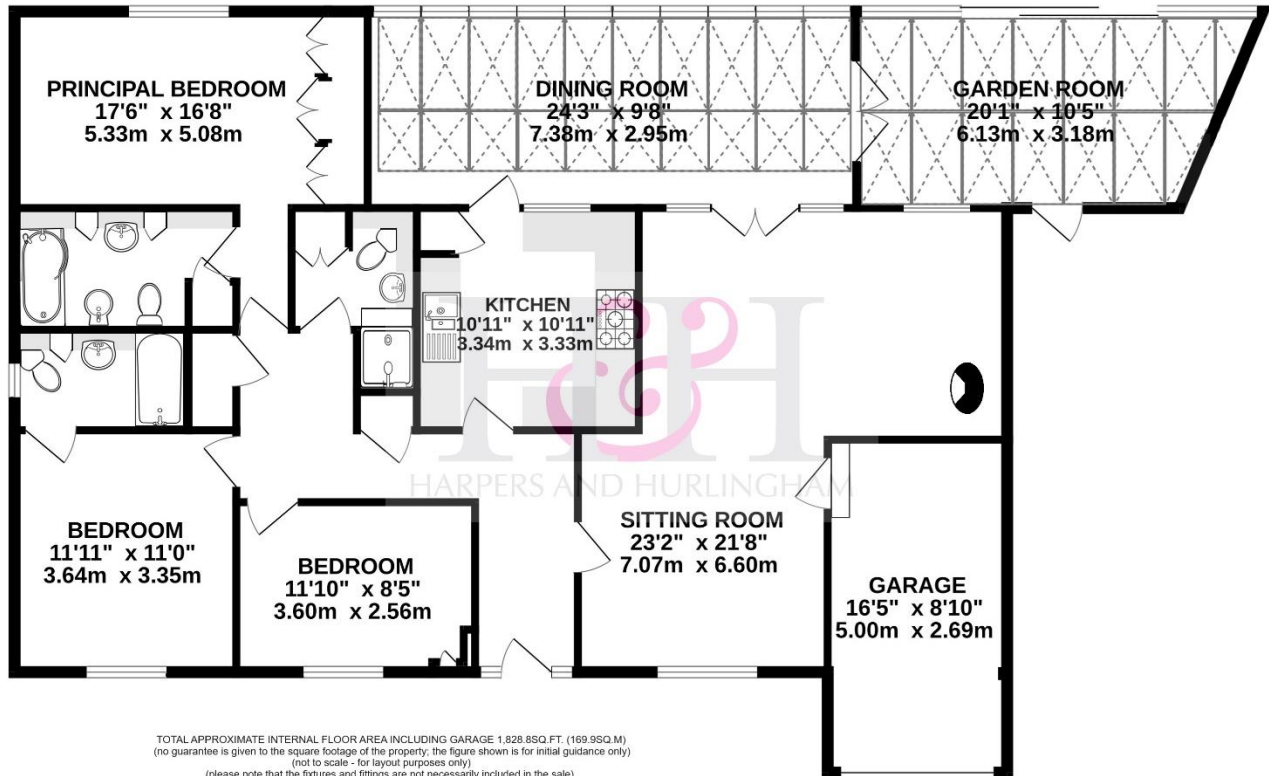
## SCHOOLS AND CONNECTIONS

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 Etchingam.



## GROUND FLOOR



TOTAL APPROXIMATE INTERNAL FLOOR AREA INCLUDING GARAGE 1,828.85SQ.FT. (169.9SQ.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)  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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

All mains utilities connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band E

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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