



Rye Road
Sandhurst, Kent, TN18 5PQ

Offers in excess of £300,000 Flying Freehold

Wyatt
Hughes

RYE ROAD, SANDHURST, KENT, TN18 5PQ

OFFERS IN EXCESS OF £300,000 FLYING FREEHOLD

Situated on the outskirts of the picturesque village of Sandhurst, this delightful two-bedroom Grade II listed terraced cottage is arranged over three floors and brimming with character and period features. The property benefits from a private front garden, a secluded rear courtyard, off-road parking, and a timber outbuilding which can be used as a workshop or work from home space.

On the ground floor, a welcoming reception room showcases exposed beams and brickwork, a characterful Inglenook fireplace, and a traditional bread oven, a lovely nod to the cottage's heritage. This space flows seamlessly into a well-appointed, rear-facing kitchen, fitted with modern base units, integrated cooker, and neutral cream décor.

Beyond the kitchen lies a recently renewed shower room, featuring a walk-in shower, WC, and washbasin with a built-in vanity unit.

Upstairs on the first floor is the generously sized principal bedroom, complete with exposed timber features, a brick fireplace, and a walk-in wardrobe. A further staircase leads to the second floor, where bedroom two enjoys a far-reaching outlook from its dormer window.

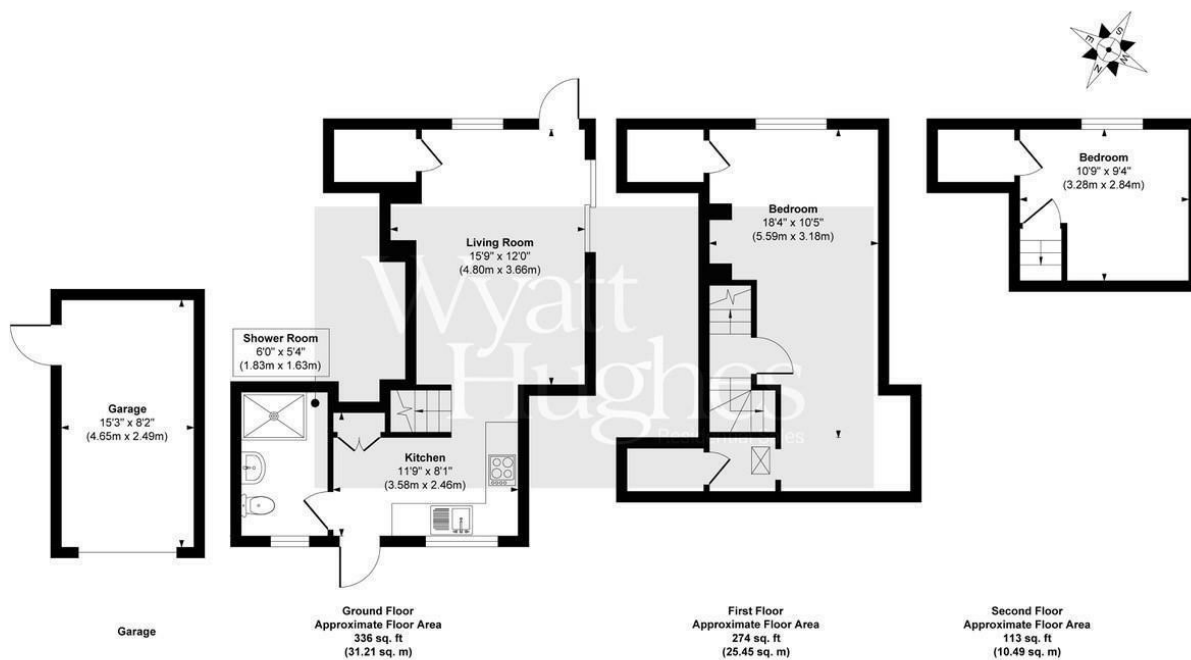
The rear courtyard garden is a low-maintenance and inviting space, ideal for relaxing or entertaining. It includes built-in seating, a decked area with pergola, and gated access to the off-road parking area and timber outbuilding. To the front, the garden is enclosed laid to shingle providing parking space for a vehicle, having an electric charging point and a covered log store.

The property also benefits from recently restored and re painted timber windows throughout and is heated via electric central heating.

Sandhurst lies on the Kent/Sussex border and offers a good range of local amenities including a convenience store, and a well-regarded primary school. The nearby towns of Hawkhurst and Tenterden provide additional shopping and services, while the cottage also falls within the sought-after Cranbrook School Catchment Area.

- Grade 2 Listed • Tax band C • Cranbrook school catchment area • Private gardens • Workshop and private driveway • Two bedrooms • Mid terrace house arranged over three floor • Numerous period and character features • Electric car charging point





Approx. Gross Internal Floor Area 723 sq. ft / 67.15 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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