



Lambert & Foster



COTMANS

1 BODIAM ROAD | SANDHURST | KENT | TN18 5JY

An attractive early 19th Century, Grade II Listed detached cottage situated in an enviable position overlooking The Green and Clock Tower within the popular village of Sandhurst. The property offers a wealth of character features including exposed timber beams, open fireplaces and multi paned sash windows, complemented by established, well stocked, front and rear gardens including a detached brick outbuilding. Cranbrook School catchment area and chain free.

Guide Price £595,000
FREEHOLD



COTMANS

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Cotmans is a pretty Grade II listed detached cottage, presenting brick and tile hung elevations, set beneath a pitched and hipped tiled roof. The character accommodation is arranged over two floors and is briefly described as follows; kitchen/breakfast room with double aspect and tiled flooring, delightful sitting/dining room with two feature fireplaces, utility room with cellar access and a shower room. Three bedrooms are arranged over the first floor, all with beautiful view across The Green and Clock Tower. Bedroom one with ensuite bathroom and two storage cupboards. Bedroom two with decorative fireplace and storage cupboard and bedroom three with storage cupboard. The family bathroom is a good size and fitted with a white suite.

Outside, the gardens are well established and stocked with a range of plants and trees including Medlar and Birch. There is a large brick paved patio and side access with further lawn areas to enjoy. The garden benefits from a fantastic brick outbuilding which has multiple uses.

The charming village of Sandhurst has a local store/Post Office, tea rooms, petrol station, parish church, nursery school, The Swan Inn, and farm shop. Northiam is about 4.2 miles, and Cranbrook about 6.7 miles. For more comprehensive amenities and shops, Hawkhurst is about 3 miles; Tenterden about 7.7 miles, Rye some 11.2 miles and Tunbridge Wells about 17 miles.



- Total floor area approximately 1403 ft² (130.3 m²)
- Early 19th Century detached cottage
- Sitting/dining room with two open fireplaces
- Utility Room
- Cellar
- Kitchen/breakfast room with double aspect
- Ground floor shower room
- Three bedrooms (principle room with en-suite)
- Family bathroom with white suite
- Established front and rear gardens
- Traditional brick outbuilding
- Desirable location opposite The Green and Clock Tower
- Cranbrook School catchment area
- Chain free

DIRECTIONS

On entering Sandhurst, from the direction of Hawkhurst following the A268, Bodiam Road will be found on the right hand side, just past The Swan public house. Cotmans can be found a short distance up on the right hand side.

GENERAL

Tenure: Freehold

Services: Mains electricity, water and drainage. Mains Gas fired central heating.

Local authority: www.tunbridgewells.gov.uk

Council tax: Band E **EPC:** E (50)

Mobile Coverage: Standard and Superfast 18Mbps/80Mbps

Broadband: Likely

VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

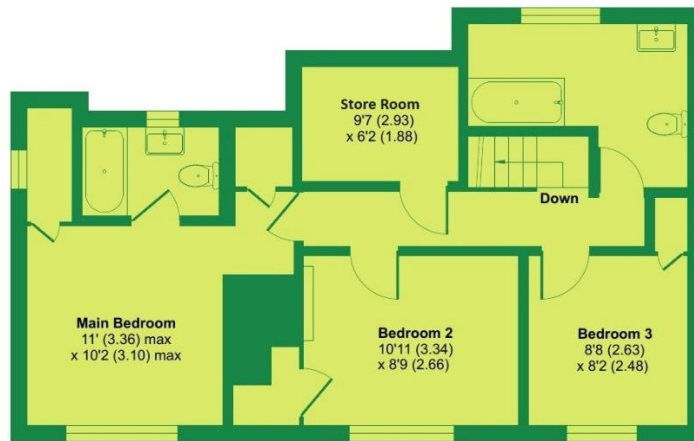
FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Cotmans, Bodiam Road, Sandhurst, Cranbrook, TN18 5JY

Approximate Area = 1403 sq ft / 130.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checcom 2024. Produced for Lambert and Foster Ltd. REF: 1150498

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