



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 £450,000-£475,000
FREEHOLD



COTMANS

1 BODIAM ROAD | SANDHURST | KENT | TN18 5JY

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.

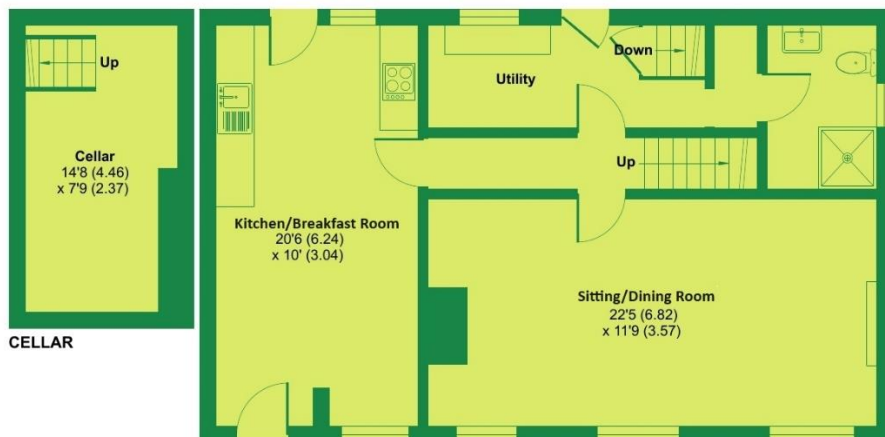
Cotmans, Bodiam Road, Sandhurst, Cranbrook, TN18 5JY

Approximate Area = 1403 sq ft / 130.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325
77 Commercial Road,
Paddock Wood,
Kent TN12 6DS

CRANBROOK, KENT

Tel. 01580 712 888
Weald Office, 39 High St,
Cranbrook, Kent
TN17 3DN

HYTHE, KENT

Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe,
Kent CT21 4HU

WADHURST, SUSSEX

Tel. 01435 873 999
Helix House, High Street,
Wadhurst, East Sussex
TN5 6AA

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.