



Lambert & Foster



9 THE ROPE WALK

SANDHURST, KENT, TN18 5JD

A linked semi-detached house now offering further scope for interior updating, providing three bedroom accommodation including a sitting room/dining room and a conservatory complemented by a front and rear garden, parking and a garage all adjoining and overlooking fields to the rear, occupying a central village location. Cranbrook School Catchment area. Chain Free.

GUIDE PRICE £350,000

FREEHOLD



9 THE ROPE WALK

SANDHURST, KENT, TN18 5JD

A modern circa late 1960s/early 1970s semi-detached house, presenting mixed elevations of brick, tile hanging and some rendering, set with both single and double glazed UPVC windows beneath a pitched to concrete tile roof. The accommodation is arranged over two floors and now offers scope for further interior updating including a sitting room /dining room with secondary glazed aspect through the conservatory to the garden. The timber conservatory with UPVC single glazed windows enjoys a peasant outlook across the rear garden. The kitchen is fitted with gloss fronted units with space and electric point for cooker, space and plumbing for washing machine, stainless steel single bowl sink unit with mixer tap over and aspect front. Arranged over the first floor are three bedrooms incorporating two double rooms and one single room. Bedroom one with built-in wardrobes and fine outlook to rear across fields. The bathroom is fitted with a dated coloured suite.

- Total floor area approximately 1310 sq ft
- Sitting room/dining room
- Conservatory
- Three bedrooms
- Front and rear gardens
- Drive and single garage with workshop area
- Scope for further interior updating
- Outlook to rear across fields
- Central village location
- Cranbrook School catchment area



SITUATION

9 The Rope Walk is centrally located within the village of Sandhurst providing a general store, petrol filling station, car repair garage, newly opened Spanish restaurant and popular primary school. The neighbouring town of Cranbrook provides a comprehensive range of amenities including independent shops and professional services. Excellent educational facilities in both the state and private sectors within the area include the ever popular Cranbrook school, preparatory schools in Cranbrook and grammar schools in Tunbridge Wells, Ashford and Maidstone.

DIRECTIONS

What Three Words:

Nibbled.lately.tucked

GARDENS & GROUNDS

Set to the front, a driveway leads up to an attached single garage with workshop area. The front garden is laid to lawn with established shrubbery beds. The rear garden complements the accommodation well, laid to lawn with established shrubs, a timber shed and greenhouse, all enclosed by hedging and fencing.

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

9 The Rope Walk, Sandhurst, Cranbrook, TN18 5JD

Approximate Area = 1028 sq ft / 95.5 sq m
 Garage = 282 sq ft / 26.1 sq m
 Total = 1310 sq ft / 121.6 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). © nichecom 2024. Produced for Lambert and Foster Ltd. REF: 1181383

VIEWING: By appointment only.
Cranbrook Office: 01580 712888.

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

TENURE: Freehold

COUNCIL TAX: Band D **EPC:** E (39)

SERVICES & UTILITIES:

BROADBAND & MOBILE COVERAGE:

Electricity supply: Mains

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

Water supply: Mains

Sewerage: Mains

Heating: Electric night storage heating

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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. 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.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

OFFICES LOCATED AT:

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

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

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

CRANBROOK, KENT
Tel. 01580 712 888
 Weald Office, 39 High Street
 Cranbrook, Kent TN17 3DN

PROPERTY PROFESSIONALS FOR OVER 120 YEARS

