



# Lambert & Foster



## ST FRANCIS

RYE ROAD | SANDHURST | KENT | TN18 5JL

*A detached, timber framed, 1263 sq ft Colt bungalow presenting an ideal opportunity for renovation/redevelopment, subject to obtaining all relevant consents, set within established south facing gardens, total plot size extending to approximately 0.22 of an acre, all occupying a central village location. Cranbrook School catchment area. No onward chain.*

Guide Price £425,000

FREEHOLD





## ST FRANCIS

RYE ROAD, SANDHURST, KENT, TN18 5JL

A circa 1950's Colt bungalow, presenting timber elevations, set with double glazed UPVC windows beneath a pitched tile roof. The accommodation is arranged over one floor and now requires renovation. It is considered the combination of simple timber structure requiring renovation combined with the approximately 0.22 of an acre established gardens offers considerable scope for a replacement dwelling subject to obtaining all relevant planning consents.

The current accommodation is briefly described as follows, entrance hall with cupboard, double aspect sitting/dining room with electric fireplace and garden access, kitchen, cloakroom, conservatory, family bathroom, double aspect main bedroom with built in wardrobe, second double bedroom with built in wardrobe, third bedroom with built in wardrobe and bedroom four/study room.

Outside, there is of road parking for one vehicle with access to a single garage. The established south facing gardens run to all sides, a particular feature, the total plot extending to approximately 0.22 of an acre, laid to lawn including a number of established trees.



- **Detached, timber framed Colt Bungalow**
- **1263 Sq Ft**
- **Four bedrooms**
- **Double aspect sitting/dining room**
- **Family bathroom & Cloakroom W.C**

- **South facing, established gardens**
- **Off road parking & garage**
- **For renovation/redevelopment subject to PP**
- **Central village location**
- **Cranbrook School catchment area**

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

**WHAT3WORDS:** supposes.minerals.seated

**TENURE:** Freehold

#### **SERVICES & UTILITIES:**

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Oil fired heating

**LOCAL AUTHORITY:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**COUNCIL TAX:** Band E **EPC:** E (47)

#### **BROADBAND & MOBILE COVERAGE:**

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

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

## St. Francis, Rye Road, Sandhurst, Cranbrook, TN18 5JL



Approximate Area = 1263 sq ft / 117.3 sq m

Garage = 130 sq ft / 12 sq m

Total = 1393 sq ft / 129.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Lambert and Foster Ltd. REF: 1266835

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