


Driftwood


Sandhurst, Kent




A most attractive family house offering beautifully presented accommodation as well as a lawned garden, garage and gym/studio set within the Cranbrook School Catchment Area.

Hawkhurst 3.2 miles. Benenden 4 miles. Tenterden 7 miles. A21 (Flimwell) 6 miles. Etchingham station 8 miles (London Bridge from 65 minutes). Staplehurst 11.5 miles (London Bridge from 52 minutes). Tunbridge Wells 17 miles. Ashford International 19.8 miles (London St Pancras from 36 minutes).
(Distances and times approximate).


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Summary of accommodation

Main House

Ground Floor: Entrance Hall | Play Room | Drawing Room | Kitchen/Dining Room | Utility Room | Cloakroom
First Floor: Principal Bedroom with En Suite Shower Room | Bedroom 2 with En Suite Shower Room
Two Further Bedrooms | Family Bathroom

Outside

Garden | Paved Terrace | Garage | Gym/Studio | Off Street Parking



Situation

(Distances and times are approximate)



The property is situated in a convenient location, within the Cranbrook School Catchment Area, in the popular village of Sandhurst which offers everyday amenities including a village shop, post office, petrol station, primary school, church and playing fields. A further range of facilities can be found at nearby Hawkhurst, Benenden, and picturesque Tenterden as well as the larger centres of Tunbridge Wells and Ashford which provide extensive shopping, commercial and recreational amenities.



There is a good range of schools in the area in both the private and state sectors including Cranbrook School (with a school bus running from Sandhurst), Claremont Senior School at Bodiam, Benenden School for Girls, St Ronan's at Hawkhurst, Dulwich Preparatory at Cranbrook, Bethany at Goudhurst, Kent College at Pembury, Mayfield School (girls) and Battle Abbey School.



Mainline stations are available at Etchingham and Staplehurst providing regular train services to London.

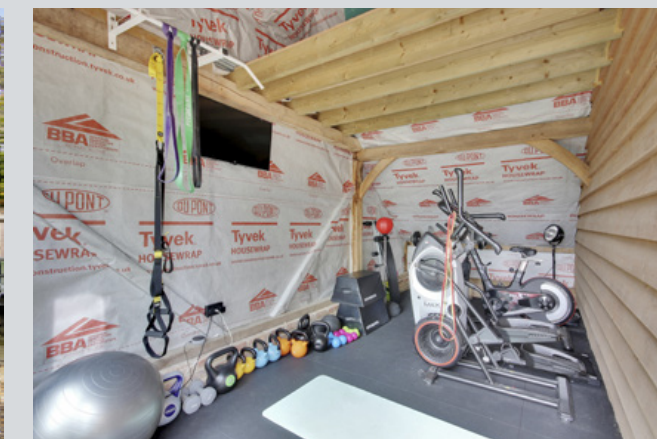


The Property

Driftwood is a most attractive detached family house offering contemporary and characterful accommodation, beautifully presented throughout. It has the added benefit of a detached outbuilding providing a garage and attached gym/studio.

The front door opens into a spacious entrance hall giving access to the triple aspect drawing room which has a fireplace with wood burner. To the rear of the house, the fabulous open plan kitchen/dining room is a particular feature of the property and has bi-fold doors opening out to the terrace and gardens creating the perfect space for entertaining. The well-appointed kitchen has exposed timbers and a wonderful vaulted ceiling as well as fitted units, an Aga cooker and central island with integrated appliances and a breakfast bar. Off the kitchen there is a play room with a large fitted cupboard and a useful utility room with a secondary door to the front and a cloakroom off.

On the first floor, the principal bedroom benefits from extensive fitted wardrobes and an en suite shower room. The second bedroom has a range of fitted cupboards, drawers and shelving as well as an en suite shower room. There are two further bedrooms and a family bathroom.



Outside

The house is approached over a gravel driveway providing ample off-street parking and leading to the detached garage. To one side of the garage, there is an attached gym/studio. To the rear, the garden is laid to lawn and includes a large paved terrace, part of which has a wooden pergola over, ideal for al-fresco dining.

Property Information

Tenure: Freehold

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

Local Authority: Tunbridge Wells Borough Council,
Tel. 01892 526121

Council Tax: Band E

EPC: D

Directions (TN18 5JL): From London and Tunbridge Wells, proceed south on the A21. Upon reaching the traffic lights at Flimwell, turn left onto the A268 (signposted Hawkhurst). At the traffic lights in the centre of Hawkhurst continue straight ahead onto the Rye Road. Continue for approximately 3.2 miles and the property will be found on the right-hand side.

What3words:

www.what3words.com/country.rollover.bullion

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

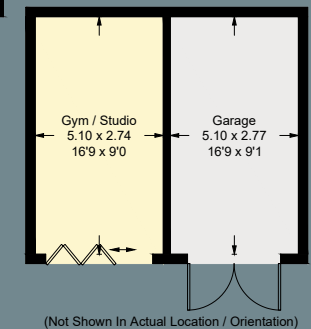
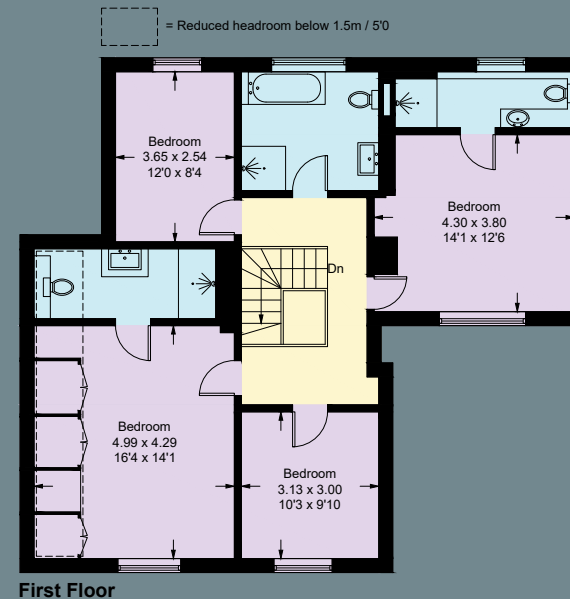
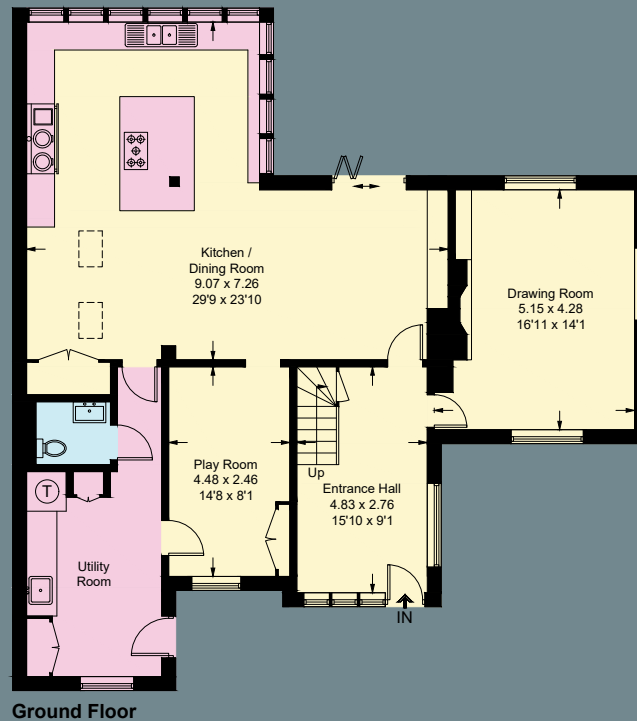
Approximate Gross Internal Floor Area

Main House = 191.4 sq.m / 2060.2 sq.ft

Outbuilding = 28.8 sq.m / 310 sq.ft

Total = 220.2 sq.m / 2370 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2025. Photographs and videos dated October 2024.

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