

**RUSH  
WITT &  
WILSON**



**Megrims House, Rye Road, Sandhurst, Kent, TN18 5HP.  
£995,000 Freehold**



**A spacious and beautifully presented four bedroom detached family residence located on the edge of Sandhurst Village set within 3.5 acres of mature park-like grounds complete with three double garages. This impressive home provides versatile and adaptable living accommodation comprising a well-lit reception porch and hallway with galleried landing over, 21ft triple aspect reception room with WC and utility room, fitted shaker style kitchen with granite counter tops and matching island, 21ft triple aspect sitting / dining room with fireplace with fitted wood burner and adjoining conservatory. To the first floor offers an impressive 19ft master bedroom with built in wardrobes and stylish en-suite shower room, two further generous double bedrooms each with fitted wardrobes, main family bathroom, additional single bedroom and office space to the landing. The mature gardens extend to an established orchard and enjoys a number of specimen trees throughout the grounds which back onto private woodland and adjacent Cherry orchards. The property is accessed via an electrically operated gated entrance with sweeping driveway providing ample off road parking with oak framed double car port and two further detached double garages complete with power and lighting. Sandhurst Village offers a local convenience store with Post Office, newly renovated Swann Inn serving food and well regarded local Primary School, further High Street shopping is available nearby at Hawkhurst, Cranbrook & Tenterden with a choice of mainline stations at Etchingham and Staplehurst. Cranbrook School Catchment Area.**





### **Access and gardens**

Electrically operated gated entrance with sweeping pea shingle driveway extending through established park-like grounds, driveway extending to turning point, car port and garaging, grounds enclosed by chestnut post and rail fencing backing onto woodland, grounds predominantly laid to lawn hosting a variety of specimen trees to include mature English lime trees, Chestnut, specimen conifer, Pine and Eucalyptus trees enjoying a choice of pleasant seating areas, further block pave driveway to side for two vehicles, steps to covered entrance and porch with external lighting, topiary Buxus hedging and planted shrub borders, path leading front side to front elevations with access to a paved Indian sandstone terrace providing a delightful seating area with views across the gardens, lamppost garden lighting, external doors to the conservatory, further path to side with access to rear elevations. Ornamental garden with low level brick wall and greenhouse, woodland garden to rear. Main body of garden extends to a fruit orchard hosting a number of established apple trees and silver birch, arched walkway with specimen wisteria and climbing roses providing a shaded seating area, grounds side onto Cherry orchards with far reaching views, pond, block built outbuilding with stable door (in need of repair), further timber double garage with high level double doors.

### **Entrance porch**

13'6 x 6'1 (4.11m x 1.85m)

Part-glazed timber front door, UPVC windows to rear, side and front elevations, carpeted flooring, ceiling light with rose, alarm panel, carpeted step leading to internal glazed door serving the hallway.

### **Hallway**

Carpeted flooring, turned carpeted staircase to one end serving the first floor accommodation with galleried landing and cupboard below, exposed brickwork, storage cupboard via door, power and phone points, carpeted steps extending to lower ground floor accommodation, radiator, internal door to kitchen, living room and rear lobby with access to rear.

### **Rear porch**

6'2 x 3'6 (1.88m x 1.07m)

Internal door, carpeted flooring, light, part-glazed UPVC door to rear, internal low level window to utility room.

### **Kitchen / breakfast room**

13'6 x 12'6 (4.11m x 3.81m)

Internal door, ceramic tile flooring, UPVC windows to front and side aspects, internal door to sitting / dining room, pendant lighting, column radiator, kitchen hosts a variety of fitted base and wall units with painted shaker style doors beneath granite counter tops, under mounted one and half stainless bowl with tap, coloured glass splashback, inset four ring induction hob with fitted extractor canopy and light over, power points, integrated AEG oven and grill, space for freestanding fridge / freezer, integrated dishwasher, matching island unit with granite counter top and space for stools below, power, phone and TV point.

### **Sitting / dining room**

21'6 x 21'1 (6.55m x 6.43m)

Internal door from hall and kitchen / breakfast room, UPVC windows to front, rear and side elevations, internal French doors to adjoining conservatory, full height exposed brick fireplace housing a fitted cast-iron wood burning stove, two additional windows to side, pendant and wall lighting, space for dining table and chairs, three radiators, power points, TV points.

### **Conservatory**

10'9 x 10'3 (3.28m x 3.12m)

Internal glazed doors from sitting room, ceramic tile flooring, UPVC windows to each side aspect and French doors to the terrace and gardens, space for table and chairs, radiator, light.

### **Utility room**

6'4 x 6'3 (1.93m x 1.91m)

Internal door, wood effect laminate flooring, radiator, internal window to rear lobby, base unit with counter top and inset basin, under counter space for washing machine and tumble dryer, light and power points.

### **WC**

Internal door, UPVC window to side, push flush WC, pedestal wash basin, light and radiator.

### **Reception room / Bedroom 5**

21'2 x 10'4 (6.45m x 3.15m)

Internal door, carpeted flooring, UPVC windows to each side and rear aspects, two radiators, pendant and wall lighting, power and TV points.

### **Stairs and landing**

Carpeted staircase and landing with galleried aspect to ground floor, spacious landing with study area to one end with window to side elevations with aspect over gardens and further window to front and rear, Velux windows to each side aspect, pendant lighting, split level landing serving bedrooms to rear, power points, access panel to loft over, further UPVC window to rear.

### **Bedroom 1**

19'5 x 15'5 (5.92m x 4.70m)

Internal door, carpeted flooring, UPVC window to front, two further windows to side with window seating, radiator, two single fitted wardrobes, internal door to en-suite shower room, power points, TV point and lighting.

### **En-suite shower room**

9'4 x 8'2 (2.84m x 2.49m)

Internal door, wood effect laminate flooring, UPVC window to front, vanity with basin, push flush WC, radiator, corner shower enclosure with stone effect shower panelling and digital controls, light and extractor fan.

### **Bedroom 2**

14' x 10'6 (4.27m x 3.20m)

Internal door, carpeted flooring, UPVC window to front aspect with radiator below, built in wardrobe and adjacent airing cupboard, power points, light.

### **Bedroom 3**

12'2 x 10'8 (3.71m x 3.25m)

Internal door, carpeted flooring, UPVC window to rear aspect, radiator, built in wardrobe via double doors, power points and light.

### **Bedroom 4**

8'8 x 7'7 (2.64m x 2.31m)

Internal door, carpeted flooring, UPVC window to side, radiator, built in wardrobe via double doors, light, power point.

### **Bathroom**

7'5 x 6'2 (2.26m x 1.88m)

Internal door, vinyl flooring, p-shape shower bath suite with contemporary mixer, push flush WC and vanity unit. LED lit wall mirror.

### **Double car port**

15'8 x 9'2 ( per bay) (4.78m x 2.79m ( per bay))

Oak framed garage with single open port and adjacent single garage with double doors to front.

### **Double garage**

18'7 x 17' (5.66m x 5.18m)

Electrically operated door to front, external door and window to rear, power points, lighting.

### **Double garage**

20' x 18'1 (6.10m x 5.51m)

### **Services**

Oil-fired central heating system.

Private drainage system.

Local Authority - Tunbridge Wells Borough Council. Band G.

### **Agents note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

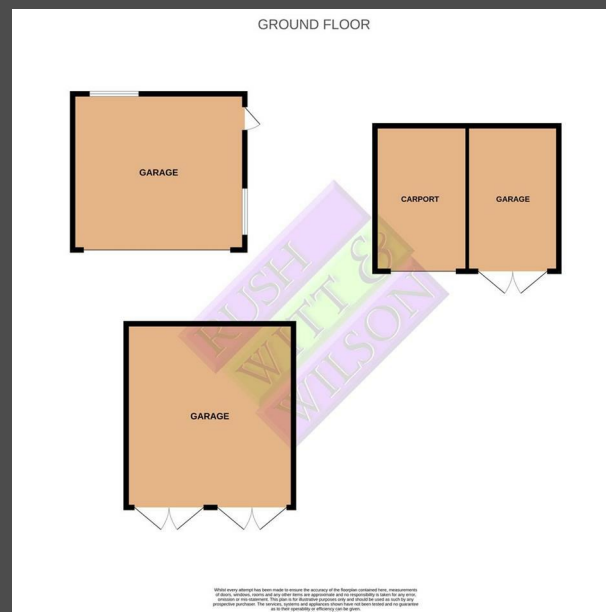












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