



The Old House, Sandhurst, Cranbrook, Kent, TN18 5JA

£1,200,000

**Waghorn  
&  
Company**

Independent Estate Agents



- \* **Reception/Dining Room - Drawing Room - Snug/Study**
- \* **Kitchen/Breakfast Room - Utility Room - Rear Hall – Cloakroom**
- \* **6 Bedrooms (2 Attic) - 2 Bath/Shower Rooms – Study**
- \* **Landscaped Garden - Terrace & Loggia - Swimming Pool**
- \* **Garden Office - wooden gazebo - Stone seating a fire pit**
- \* **EPC D - Council Tax Band F - £3427.06 PA**

A truly exceptional and beautifully presented Grade II listed family home with immense character and charm located in the heart of the picturesque Village of Sandhurst. The property offers spacious accommodation and is complimented by a sweeping driveway, stunning gardens with far reaching countryside views and swimming pool. An early viewing is highly recommended to avoid disappointment.

### Description

This wonderful property is Located within the stunning Sandhurst Conservation Area, The Old House is a delightful Grade II Listed village home understood to date in part from the 18th century with later additions, set amidst beautiful, landscaped gardens with garaging and a useful detached home office/ Gym. This beautifully presented 6-bedroom family home, which has over the years been sympathetically refurbished to a high standard, provides extremely versatile accommodation of approximately 3,700 sq. ft.

Salient features include:

- A wealth of exposed timbers, oak wood flooring and wood burning stoves to the main reception rooms, leaded light windows, drop latched doors, under-floor heating to several rooms, Villeroy & Boch sanitary ware and travertine flooring to the bathrooms
- Two well-proportioned reception rooms comprising of reception/dining room and a drawing room with access to the terrace with stunning views over the garden and farmland beyond
- The kitchen/breakfast room features a stylish range of bespoke hand painted cupboards and central island with Corian work surfaces over and glass splashbacks. A range of high-end appliances comprise of an integral Miele dishwasher and wine cooler, with space for a range cooker and fridge
- To the first floor, there is a beautiful principal bedroom suite which is of a generous size and enjoys stunning Countryside views and also benefits from a luxuriously appointed bathroom. Three further good-sized bedrooms and two attic bedrooms to the second floor all served by a family bathroom equipped with contemporary sanitary ware and a ‘walk in’ shower.







#### Front:

The Old House is approached via a shared drive, over which the property has a right of way. To the front of the property there is a large driveway with parking for several cars, side access leads to an integral garage.

#### Rear Garden:

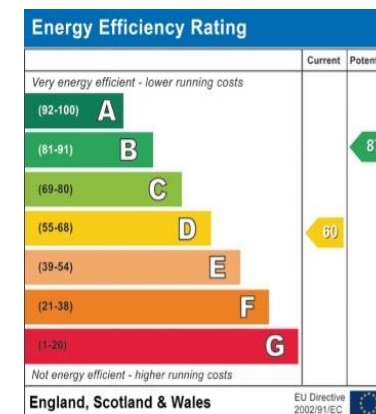
Impressive, well established private garden which runs adjacently alongside the adjoining farmland which enjoys far-reaching views. There is also the added benefits of a fire pit, children's jungle gym, garden office/Gym with power and lighting, beautiful 8x4 metre outdoor, heated swimming pool and five seater hot-tub.

#### Location

The property is located within walking distance of the local Village Shop (with post office and ATM and garage) and is next door to the horse stables and stunning country side walks. It is conveniently located for the plethora of excellent schools and secondary schools (including private) and is within the catchment area for Cranbrook Grammar School, St Ronans, Benenden Girls School and Dulwich Prep School. The property is only 20 minutes from Camber Sands Beach and you could be in Rye in just 30 minutes.

#### Tenure

Freehold



01732 808542

[sales@waghornandcompany.co.uk](mailto:sales@waghornandcompany.co.uk)

127 High Street, Tonbridge, Kent, TN9 1DH

[www.waghornandcompany.co.uk](http://www.waghornandcompany.co.uk)

Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

Services disclaimer: The mention of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of warranty or service

Waghorn & Company is a trading name of Waghorn & Company Limited Registered in England at the above address Company number 07243982

