



'Our Focus Determines Your Reality'



Rye Road
Sandhurst
Kent
TN18 5JL



Entrance Hall * Sitting Room * Kitchen/Dining Room * Playroom
Utility Room * Cloakroom

Principal Bedroom with Ensuite
Three Further Double Bedrooms, One Ensuite
Family Bath and Shower Room

Enclosed Garden with Terrace * Garage/Gym * Off Road Parking



STRIKING, CONTEMPORARY FAMILY HOME

This striking, contemporary family home offers versatile well-proportioned accommodation in a convenient location in the Kentish village of Sandhurst, an Area of Outstanding Natural Beauty, the property is within the much sought after Cranbrook School Catchment Area.

Presented in immaculate order throughout, the accommodation consists of an entrance hall, a triple aspect sitting room with fireplace and log burning stove, stunning kitchen/dining room with Aga and doors to the garden, playroom, utility room and cloakroom on the ground floor.

On the first floor there is a principal bedroom with ensuite shower room and built-in wardrobes, three further double bedrooms, one with ensuite shower room and a family bath and shower room.

A gate opens onto the gravel drive which provides ample off-road parking and leads to the garage/gym. A gate leads through to the enclosed garden which is laid predominantly to lawn with a terrace with pergola and flower and shrub beds.



SANDHURST

Situated in the Village of Sandhurst, with local amenities which include a post office and local store, village pub, petrol station and garage with MOT centre together with a well-regarded Primary School.

More comprehensive shopping and recreational facilities are available in nearby Hawkhurst or Cranbrook and a little further afield in Tunbridge Wells.

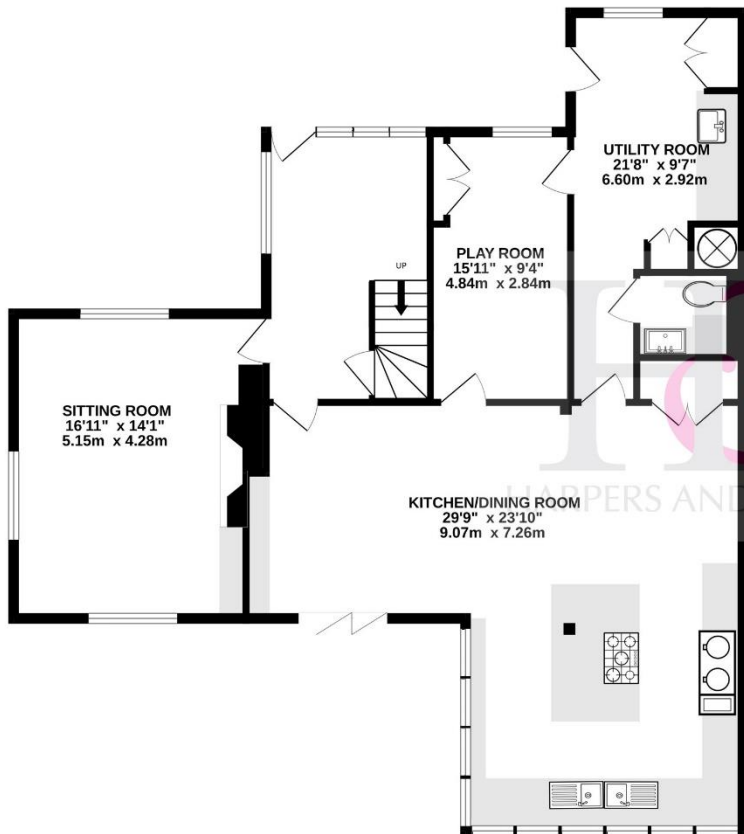
SCHOOLS AND CONNECTIONS

In addition to Cranbrook School and the local primary school, there are other excellent schools, namely Bethany, Benenden School, St Ronans, Dulwich Prep School and various well regarded state schools.

Mainline Rail Services are available from either Staplehurst or Etchingam.



GROUND FLOOR



1ST FLOOR



TOTAL APPROXIMATE INTERNAL FLOOR AREA 2,060.2SQ.FT. (191.4SQ.M.)
 (no guarantee is given to the square footage of the property; the figure shown is for initial guidance)
 (not to scale - for layout purposes only)
 (please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band E

EPC Rating: D – full details available on request.

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



DRIFTWOOD TN18 5JL

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