



'Our Focus Determines Your Reality'







Sponden Lane  
Sandhurst  
Kent  
TN18 5NR



Sitting Room \* Family Room \* Kitchen and Dining Room  
Utility/Cloakroom

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Principal Bedroom Suite  
Two Further Double Bedrooms, One Ensuite

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Attractive Enclosed Garden \* Swimming Pool  
Detached Annexe \* Workshop  
Off Road Parking





## DELIGHTFUL GRADE II LISTED COTTAGE

This delightful, detached Grade II Listed cottage is believed to date back to the mid 1500's with later additions. With period features throughout including back-to-back inglenook fireplaces, exposed beams and wooden floors the cottage blends character with the convenience of modern living.

The accommodation consists of a triple aspect sitting room with door to the garden and inglenook fireplace with log burning stove, a family room also with inglenook fireplace and log burning stove, a kitchen and dining room with doors to the terrace and a utility/cloakroom on the ground floor.

On the first floor as well as a principal bedroom suite comprising a double bedroom, a dressing room and a stylish ensuite bath and shower room, there is also an additional double bedroom with ensuite bathroom. Stairs lead to a further second floor double bedroom.





Outside the cottage is approached via a pathway dissecting the lawn and flowerbeds to the front.

A gravel drive provides off road parking with a path leading to the cottage.

The attractive, mature garden wraps around the cottage, is laid predominantly to lawn with well-established trees and flower and shrub beds. There is a paved terrace to the rear from which stone steps lead to a detached one-bedroom. A workshop is attached to the barn.

A picket fence encloses the swimming pool with paved surround whilst an elevated terrace is host to a hot tub from which to enjoy the great outdoors.









## 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 Etchingham.





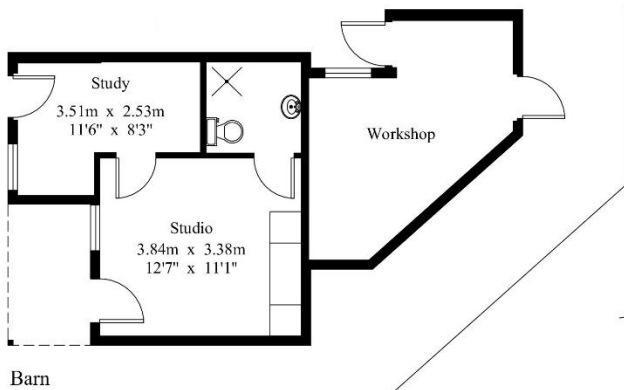










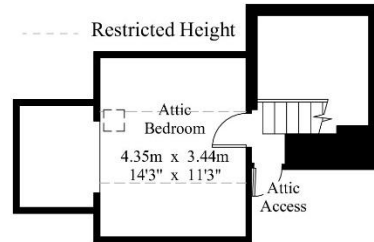


Barn

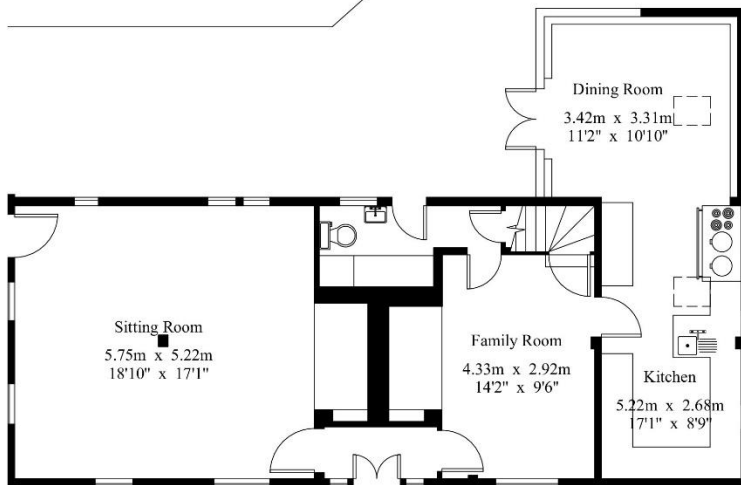
## Honey Cottage

House - Gross Internal Area : 162.9 sq.m (1753 sq.ft.)

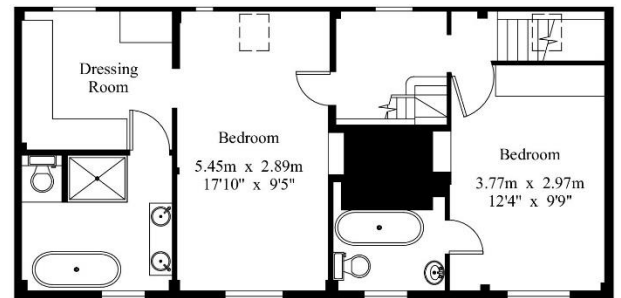
Barn - Gross Internal Area : 37.8 sq.m (406 sq.ft.)



Second Floor



Ground Floor



First Floor



For Identification Purposes Only.  
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## SERVICES

Mains electricity and water. Oil fired central heating. Private drainage.

Tunbridge Wells Borough Council - Tax Band F

EPC Rating: n/a

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





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