



'Our Focus Determines Your Reality'







Rye Road  
Sandhurst  
Kent  
TN18 5HP



Entrance Hall \* Sitting/Dining Room \* Family Room \* Conservatory  
Kitchen/Breakfast Room \* Utility Room \* Cloakroom

---

Principal Bedroom with Ensuite  
Three Further Bedrooms \* Family Bathroom

---

Grounds Approx. 3.65 Acres \* Stable Block  
Garaging for up to Six Cars \* Extensive Off Road Parking



## ATTRACTIVE DETACHED FAMILY HOME

Built in the 1990s this attractive family home sits in approximately 3.65 acres of park-like grounds. Providing a light and airy environment, the accommodation is designed to make full use of the topography of its surroundings with steps leading from the entrance hall to the family room and mirrored on the first floor from the galleried landing to two of the bedrooms.

The ground floor consists of an entrance hall, a triple aspect sitting/dining room with contemporary inglenook fireplace with log burning stove and doors opening into a conservatory, and a double aspect kitchen/breakfast room to one side of the entrance hall; while on the other side steps lead down to the triple aspect family room with bay window, a utility room with borrowed light, and a cloakroom.

Situated on the first floor there is a double aspect principal bedroom with window seat and ensuite shower room, two further double bedroom, a good size fourth bedroom and a family bathroom.

Electric gates open onto a sweeping driveway which bisects the park-like grounds and leads to the extensive garaging which caters for up to six cars. Clipped box hedging encloses the well-stock flower beds adjoining the property, established hedging and woodland create the boundary. There is an area of terracing with views over the grounds which are laid to lawn, interspersed with a variety of trees. On the boundary there is an outbuilding in the form of a stable block.





## SANDHURST

Situated in the Village of Sandhurst, with local amenities which include a post office and Morrisons Daily, Spanish Restaurant, 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 School and various well regarded state schools.

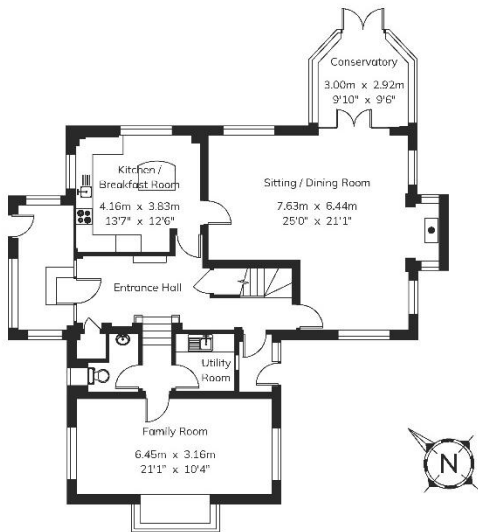
Mainline Rail Services are available from either Staplehurst or Etchingham.



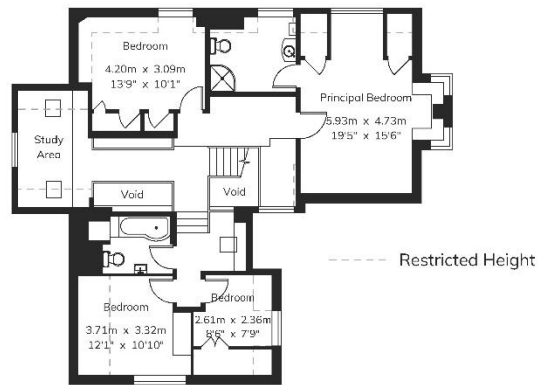


## Megrims House

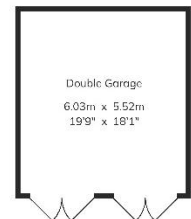
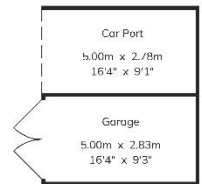
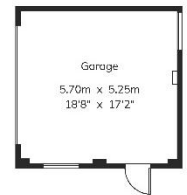
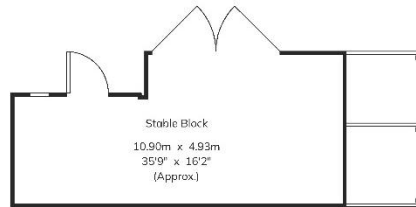
House - Gross Internal Area : 236.6 sq.m (2546 sq.ft.)  
 Car Port / Garage - Gross Internal Area : 28.5 sq.m (306 sq.ft.)  
 Double Garage - Gross Internal Area : 33.0 sq.m (335 sq.ft.)  
 Garage - Gross Internal Area : 26.2 sq.m (282 sq.ft.)  
 Stable - Gross Internal Area (Approx.) : 47.6 sq.m (512 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.



## SERVICES

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

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: D

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



**Harpers and Hurlingham Property Consultants**  
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE  
Tel: 01580 715400  
[enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)  
[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)