HARPERS AND HURLINGHAM

5 Bedroom Detached Home | Queen Street, Sandhurst | Guide Price £1,150,000









- Contemporary Detached Family Home
- Utility Room, Ground Floor Shower Room
- Entrance Hall
- Principal Bedroom Suite
- Triple Aspect Sitting Room, Study
- Four Further Double Bedrooms One Ensuite
- Kitchen/Dining Room
- Family Bathroom









Description

SANDHURST - CRANBROOK SCHOOL CATCHMENT

This stunning contemporary family home offers the opportunity to go green and occupies a tucked away, elevated location on the outskirts of the village of Sandhurst.

Filled with light, the open-plan accommodation consists of an entrance hall opening into a triple aspect sitting room with wood burner and a kitchen/dining room; a utility room, study, and shower room complete the ground floor. An oak staircase leads to the first floor where there is a principal bedroom suite with dressing room and ensuite, a guest bedroom with ensuite, three further double bedrooms and a family bathroom.

Outside the driveway leads to the detached double garage and provides ample off road parking. Backing onto woodland, the gardens to the rear are laid to lawn adjoining a paved terrace ideal for outside entertaining.

Tunbridge Wells Borough Council - Council Tax Band G
EPC Rating: A

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 a field in Tunbridge Wells.

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.

SERVICES:
All mains utilities connected.
Ground floor underfloor heating.
4 Kilowatt Solar PV System, Solar hot water.
Mechanical ventilation with heat recovery.
Rainwater harvesting for toilets and outside tap.

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



























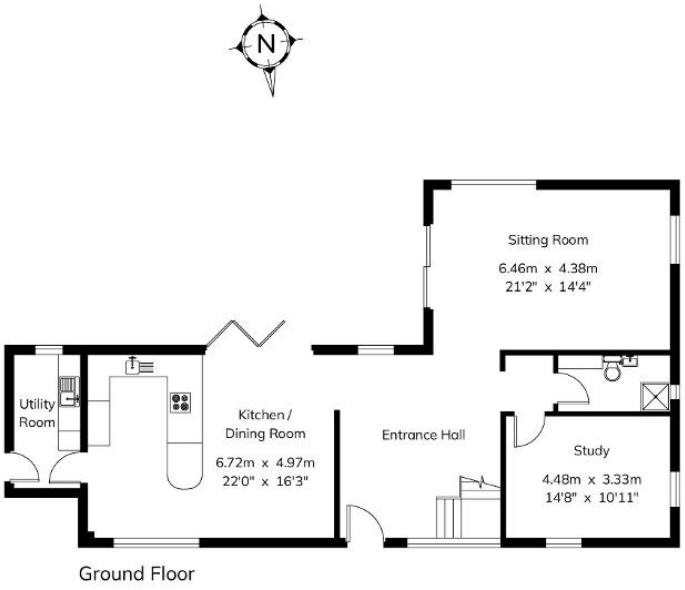




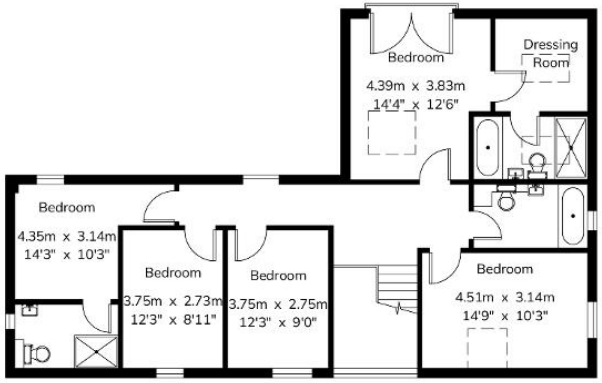


Maltings

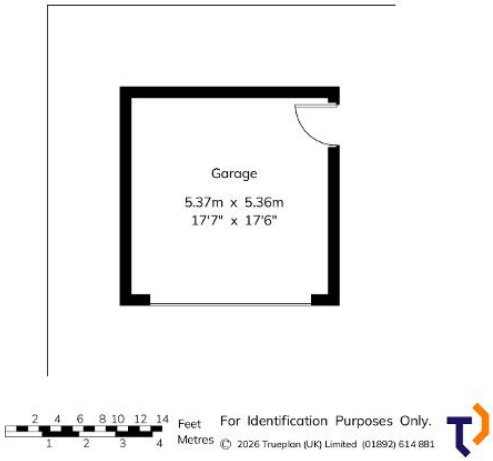
House - Gross Internal Area : 224.5 sq.m (2416 sq.ft.)
Garage - Gross Internal Area : 29.0 sq.m (312 sq.ft.)

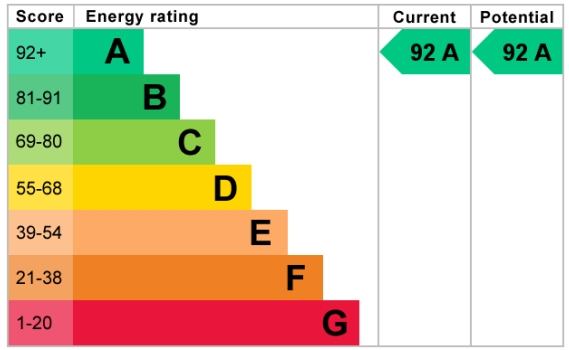


Ground Floor



First Floor





Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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