



HOPPERS

Lomas Lane, Sandhurst, Cranbrook, Kent



FABULOUS FAMILY HOUSE WITH FAR-REACHING RURAL VIEWS

This beautifully presented single storey detached home sits in a sought-after position within the Cranbrook School Catchment Area. The versatile property is surrounded by about 6.64 acres of delightful gardens and grounds which adjoin open Wealden countryside.

			EPC
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Local Authority: Tunbridge Wells Borough Council
Council Tax band: F
Tenure: Freehold

Services: Mains water and electricity. Oil-fired heating. EV charging point. Private drainage.

Hawkhurst 4.3 miles. Tenterden 6.7 miles. Etchingham 8.5 miles (London Bridge from 65 mins). Staplehurst 12.6 miles (London Bridge from 52 mins). Tunbridge Wells 18 miles.

Postcode: TN18 5PT www.what3words.com/threaten.workloads.downward



SOUGHT-AFTER CRANBROOK SCHOOL CATCHMENT AREA

Hoppers sits in a sought-after location, just 1.4 miles from the village of Sandhurst which offers excellent amenities including a village store, post office, petrol stations, primary school, churches and playing fields. A further range of facilities are available at Hawkhurst, Benenden, and picturesque Tenterden as well as the larger centres of Tunbridge Wells and Ashford which provide extensive shopping, commercial and recreational amenities. Mainline stations can be found at Etchingham and Staplehurst providing regular train services to London. There is a good choice of schools in the area, in both the state and private sectors, and the property is located in the popular Cranbrook School Catchment Area with a school bus running from Sandhurst. Other notable schools in the area include Claremont Senior School (Bodiam), Benenden School for Girls, St Ronan's (Hawkhurst), Dulwich (Cranbrook), Bethany (Goudhurst), Kent College (Pembury) and Mayfield School (girls).







ELEGANT FAMILY SPACE WITH STUNNING RURAL VIEWS

Hoppers is a wonderful detached single storey family house offering beautifully presented and extremely versatile accommodation, all on one level, as well as fabulous far-reaching views over the property's own gardens, land and surrounding countryside of the High Weald. Many of the rooms have the added benefit of Velux windows creating a light and airy feel to the accommodation. The reception space includes a characterful drawing room with an impressive brick fireplace and wood burner, a part vaulted ceiling and two sets of French doors opening out to the raised decked terrace enjoying fabulous views over the garden and surrounding countryside. There is also a lovely sitting room at the opposite end of the property as well as a home office/study. The fantastic open plan kitchen/dining room forms the heart of the home and comprises a beautiful kitchen, a dining area and a sitting area with a cosy fireplace and wood burner. The superbly appointed kitchen includes an extensive range of bespoke fitted cupboards and drawers with integrated appliances, and a central island with breakfast bar. There is also a useful utility room off the kitchen with a door to the side. The principal bedroom benefits from an en suite shower room and French doors opening out to the gardens and fabulous views. There are three further bedrooms as well as two bathrooms.

Outside, there is driveway parking to the front of the house. The delightful mature gardens enjoy stunning rural views and are laid to lawn, interspersed with trees and shrubs. Beyond the gardens, there is a meadow and a separate field adjoining open countryside. There is a garden shed and a former stable building used for storage. Agents' note: A public footpath runs through the edge of the meadow and then continues beside the boundary of the field owned by Hoppers.





Approximate Gross Internal Area =
House: 234.2 sq m / 2521 sq ft. Outbuilding: 16.5 sq m / 178 sq ft.
TOTAL: 250.7 sq m / 2699 sq ft.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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