



SHRUBBERY COTTAGE
CHURCH ROAD, SANDHURST, KENT, TN18 5NS



**Lambert
& Foster**

ETCHINGHAM STATION 6.5 MILES | TENTERDEN 8 MILES | CRANBROOK SCHOOL CATCHMENT AREA | BODIAM CASTLE 1.5 MILES

SHRUBBERY COTTAGE, CHURCH ROAD, SANDHURST, KENT, TN18 5NS

Located on a desirable and rural no through lane is this fine unlisted character detached house, circa 1850's with later additions boasting 2,498 square feet (including outbuildings) of accommodation including three double bedrooms, three reception rooms and double aspect open plan kitchen/dining room, retaining many original features and complemented by a meticulously maintained south west facing garden including three outbuildings and parking, in all totalling approximately 0.34 of an acre with delightful views.

Cranbrook School catchment area.

GUIDE PRICE

£850,000 FREEHOLD



LOCATION

Using [what3words](#); [takers.micro.retina](#)



DESCRIPTION

Shrubbery Cottage is a charming, well presented and extended, unlisted detached family home. The property presents attractive elevations of brick and tile hanging beneath a pitched tiled roof.

Accommodation is arranged over two floors (split level in areas) and includes; entrance hall, beautiful double aspect sitting room with feature fireplace and panelling, study/bedroom 4, internal hall with garden access, ground floor shower room, utility and double aspect open plan kitchen/dining room with feature Aga range cooker and French patio doors.

To the first floor, a 17'7 main bedroom with en suite bathroom and delightful garden views, a further two double bedrooms and a family bathroom.





GARDENS & GROUNDS

Outside, a driveway leads to ample private off road parking with wooden gates opening to further parking. The meticulously maintained south west facing garden is a delight, divided into expanses of lawn with trees and well stocked borders. Within the garden is a paved patio area, garden room which is insulated, double glazed and has engineered oak flooring, summer house and stunning countryside views to the rear. The whole extends to approximately 0.34 of an acre.

The charming village of Sandhurst has a local store/Post Office, petrol station, parish church, Sentido Restaurant, primary school and nursery school. Northiam is about 4.2 miles, and Cranbrook about 6.7 miles. For more comprehensive amenities and shops, Hawkhurst is about 3 miles; Tenterden about 7.7 miles, Rye some 11.2 miles and Tunbridge Wells about 17 miles.



FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Shrubbery Cottage, Church Road, Sandhurst, Cranbrook, TN18 5NS



Denotes restricted
head height

Approximate Area = 1942 sq ft / 180.4 sq m (excludes stores)

Limited Use Area(s) = 50 sq ft / 4.6 sq m

Garage = 224 sq ft 20.8 sq m

Outbuildings = 262 sq ft / 24.3 sq m

Total = 2478 sq ft / 230.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nīcheom 2026.
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VIEWING: By appointment only. **Cranbrook Office:** 01580 712888

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil fired central heating

BROADBAND & MOBILE COVERAGE:

Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band F

EPC: E (44)

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