



‘Our Focus Determines Your Reality’



Queen Street
Sandhurst
Kent
TN18 5HY



Sitting Room * Dining Room
Kitchen/Breakfast Room * Utility Room
Ground Floor Bedroom * Jack 'n' Jill Shower Room

Principal Bedroom * Further Double Bedroom
Family Bath/Shower Room

Low Maintenance Garden * Gated Off Road Parking



DELIGHTFUL GRADE II LISTED COTTAGE

This delightful Grade II Listed Detached Cottage is believed to date from the early 19th century. The cottage has been renovated to a high standard whilst retaining the character features from fireplaces to exposed beams, fusing period and modern to provide a comfortable home. Conveniently located for access to the coast or mainline stations to London, the cottage sits in a low maintenance garden in the village of Sandhurst.

The accommodation consists of a sitting room exposed brick fireplace and beams, dining room with exposed beams and fireplace, a double aspect kitchen with door to outside and utility room; completing the ground floor there is a bedroom and a Jack 'n' Jill shower bath.

On the first floor a landing leads to the principal bedroom with exposed beams, vaulted ceiling, built-in storage and fireplace, a further double bedroom with exposed beams and built-in storage and a family bath/shower room.

A gated gravel drive wraps around the cottage and provides extensive off-road parking. There is box hedge to the front with clematis over the door. Mature hedge creates a rear border and creates a backdrop for a raised flower and shrub bed.



SANDHURST

Situated in the Village of Sandhurst, with local amenities which include a post office and Morrisons Daily, Spanish restaurant, petrol station with general store and garage with MOT centre together with a well-regarded Primary School.

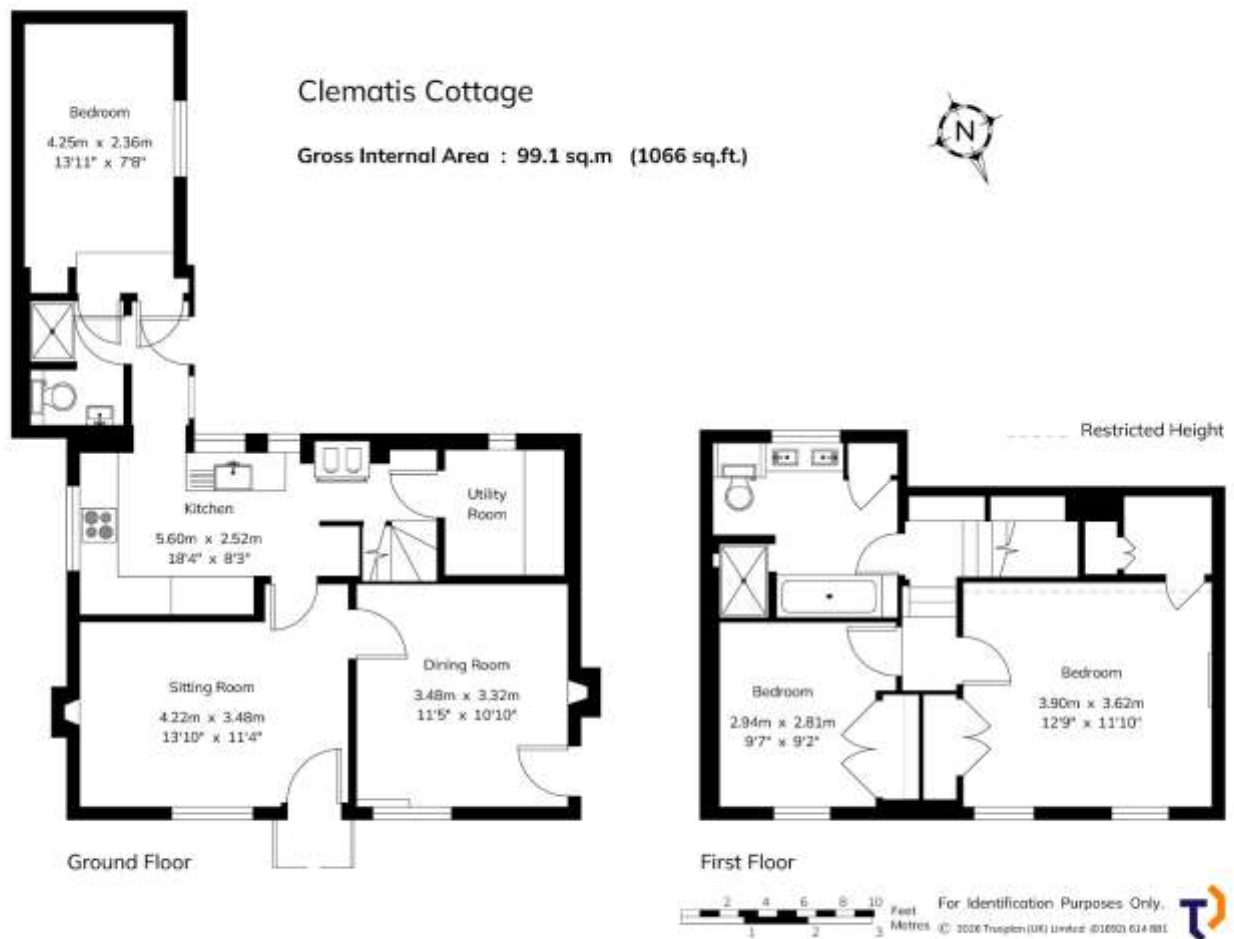
More comprehensive shopping and recreational facilities are available in nearby Hawkhurst or Cranbrook and a little further afield in Tunbridge Wells.

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.





SERVICES

All mains utilities connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band E

EPC Rating: n/a Grade II Listed

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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