



'Our Focus Determines Your Reality'



Back Road
Sandhurst
Kent
TN18 5JS



Porch * Entrance Hall * Sitting/Dining Room
Kitchen * Breakfast Room * Cloakroom

Principal Bedroom * Two Further Double Bedrooms
Family Bathroom * Separate W.C.

Enclosed Garden * Workshop/Office/Store
Garage * Off Road Parking



ATTRACTIVE DETACHED FAMILY HOME

This attractive, detached property provides a deceptively spacious family home in a tucked away position in the centre of the sought after village of Sandhurst. Offering well-proportioned rooms and a versatile layout, the property is conveniently located for access to the coast, the main road and rail networks and benefits from being within the Cranbrook School Catchment Area.

The accommodation consists of a porch opening into an entrance hall, a double aspect 'L' shaped sitting/dining room with fireplace and doors to the terrace, a kitchen and a breakfast room with door to the garden and into the garage, and a cloakroom on the ground floor.

On the first floor there is a principal bedroom with built-in storage, to further double bedrooms, a family bathroom and a separate w.c.

A brick driveway leads to the garage and provides off-road parking. An area of lawn borders the driveway and is bordered with mature hedging. The enclosed garden to the rear is laid predominantly to lawn with a paved terrace, flower and shrub beds and established trees providing shelter. Within the garden there is a workshop/office/store with power.



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.

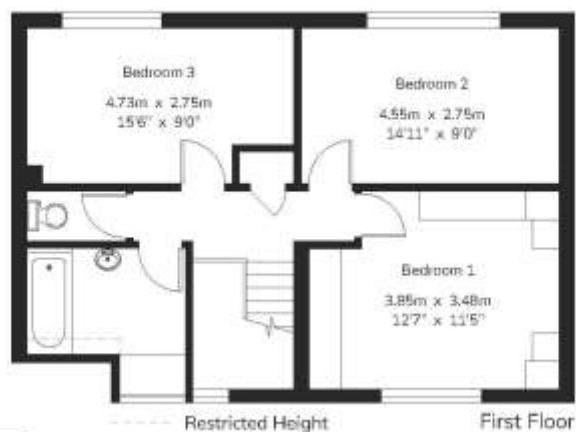
Mainline Rail Services are available from either Staplehurst or Etchingam.





Little Orchard

Gross Internal Area : 148.9 sq.m (1,602 sq.ft.)
(Including Garage)



For Identification Purposes Only.
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SERVICES

All mains utilities connected. Gas fired central heating. Fibre connected to the property.

Tunbridge Wells Borough Council - Council Tax Band E

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.



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