



‘Our Focus Determines Your Reality’



Bodiam Road
Sandhurst
Kent
TN18 5JY



Entrance Hall * Sitting Room * Kitchen/Dining Room
Cloakroom

Principal Bedroom with Ensuite * Two Further Double Bedrooms
Family Bathroom

Enclosed Landscaped Garden * Gated Off Road Parking



ATTRACTIVE DETACHED COTTAGE WITH DETACHED KILN OAST

Completed in 2018, this attractive detached cottage occupies a tucked away location in the village of Sandhurst within walking distance of the village amenities and the primary school. Immaculately presented and providing well-proportioned rooms the cottage sits in an attractive landscaped garden which benefits from a detached kiln oast with lapsed planning to provide ancillary one bedroom accommodation.

The accommodation in the cottage consists of an entrance hall, a sitting room with fireplace and log burning stove, a kitchen/breakfast room with doors opening to the garden and a cloakroom on the ground floor.

On the first floor there is a principal bedroom with ensuite shower room, two further double bedrooms and a family bathroom.

The cottage is approached over a gravel drive which opens behind double gates to provide ample off-road parking with established planting and an area of lawn. A gate in a close slat wooden fence opens into the landscaped garden to the rear with mature hedging, established flower and shrub beds, an area of lawn and paved and brick terracing leading to a detached square brick kiln oast with lapsed planning to convert to one bedroom ancillary accommodation.



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

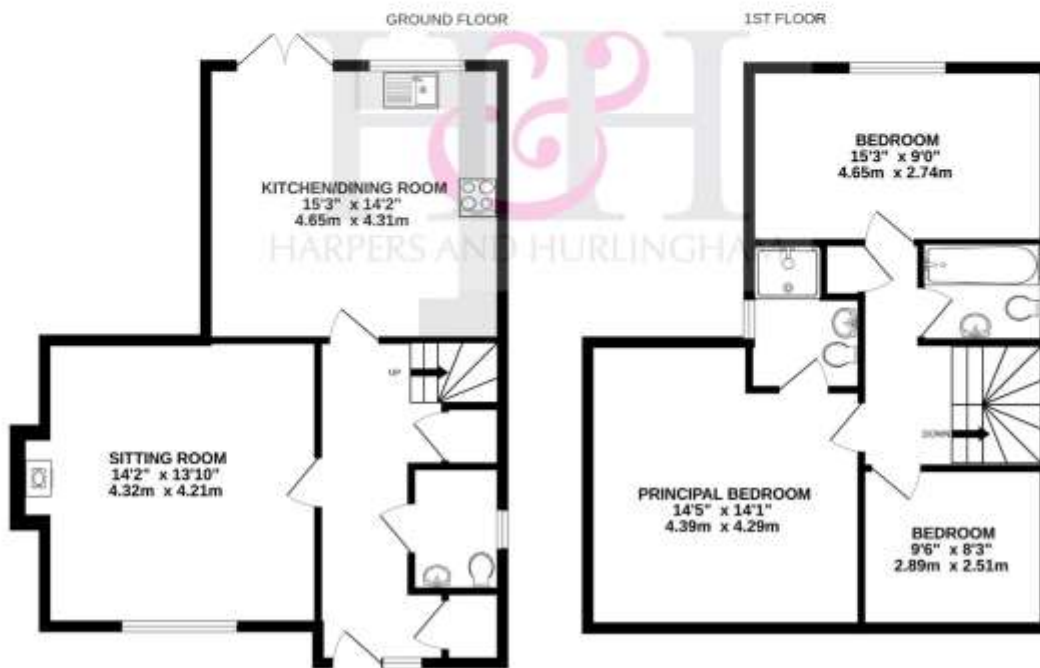
In addition to Cranbrook School and the local primary school, there are other excellent schools, namely Bethany, Benenden School, St Ronans, Dulwich School and various well regarded state schools.

Mainline Rail Services are available from either Staplehurst or Etchingham.





TOTAL APPROXIMATE INTERNAL FLOOR AREA - HOUSE 1,153.1SQ.FT.(107.1SQ.M.)
 - OAST 265.95Q.FT.(24.7SQ.M.)
 (no guarantee is given to the square footage of the property; the figure shown is for initial guidance)
 (not to scale - for layout purposes only)
 (please note that the fixtures and fittings are not necessarily included in the sale)
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

All mains utilities connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: B

Lapsed planning reference: TWBC 17/03868/FULL

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



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com