

PHILLIPS & STUBBS



coastal +
COUNTRY



Sandhurst is a charming and highly regarded rural village situated amidst the beautiful countryside of the Kent and East Sussex border, within the High Weald Area of Outstanding Natural Beauty. The village retains a strong sense of community and traditional character, with a mixture of period houses, cottages and farmsteads set amongst rolling countryside, ancient woodland and orchards.

At the heart of the village are two attractive village greens, together with a useful range of everyday amenities. These include a village shop and Post Office, petrol station and convenience store, tea room, public house and local garage, whilst the village hall, recreation ground and sports facilities provide a range of community and leisure activities. The historic Grade II* listed Church of St Nicholas stands at Sandhurst Cross, occupying an elevated position with far-reaching views across the surrounding Weald.

The surrounding countryside provides excellent opportunities for walking, cycling and enjoying the outdoors, with a network of public footpaths leading through woodland, farmland and the distinctive landscape of the High Weald. The nearby villages of Sissinghurst, Cranbrook, Hawkhurst and Tenterden offer further shops, cafés, restaurants and independent businesses.

Sandhurst is well placed for commuting. Staplehurst railway station, approximately 7 miles away, provides regular direct services to London Charing Cross, with the fastest journeys taking just over an hour. There are also direct services to London Bridge, with journey times of approximately 52 minutes.

Living Room

The living room offers a welcoming space with a wood-burning stove set against a traditional hearth. The room is well lit by a large window and features exposed wooden ceiling beams alongside wooden flooring.

Kitchen

The kitchen is designed with modern fitted units in a muted blue tone that complement the light wooden worktops. The space is practical yet stylish, with a tiled splashback and integrated appliances. A wooden floor runs throughout, enhancing the warm feel of the room. There is also a small breakfast table, making this a comfortable area for casual dining.

Bedroom I

The main bedroom features a wooden framed bed positioned centrally under a large window. The room has wooden flooring and there is a practical desk and shelving providing a functional space.

Bathroom

The bathroom features a bath with a glass shower screen and a tiled splashback. A traditional pedestal sink and toilet are complemented by patterned floor tiles, adding character to the room.

Rear Garden

The garden has a mix of mature trees, shrubs, and open lawn areas, bordered by hedging for privacy. There is a paved patio area adjacent to the house, further along the garden, a greenhouse and a traditional shed provide practical storage.

£335,000 Freehold

I Twysden Cottages Bodiam Road, Sandhurst, Cranbrook, TN18 5LF



A refurbished, well presented, semi detached house set on the edge of the village with established gardens backing onto adjoining countryside.

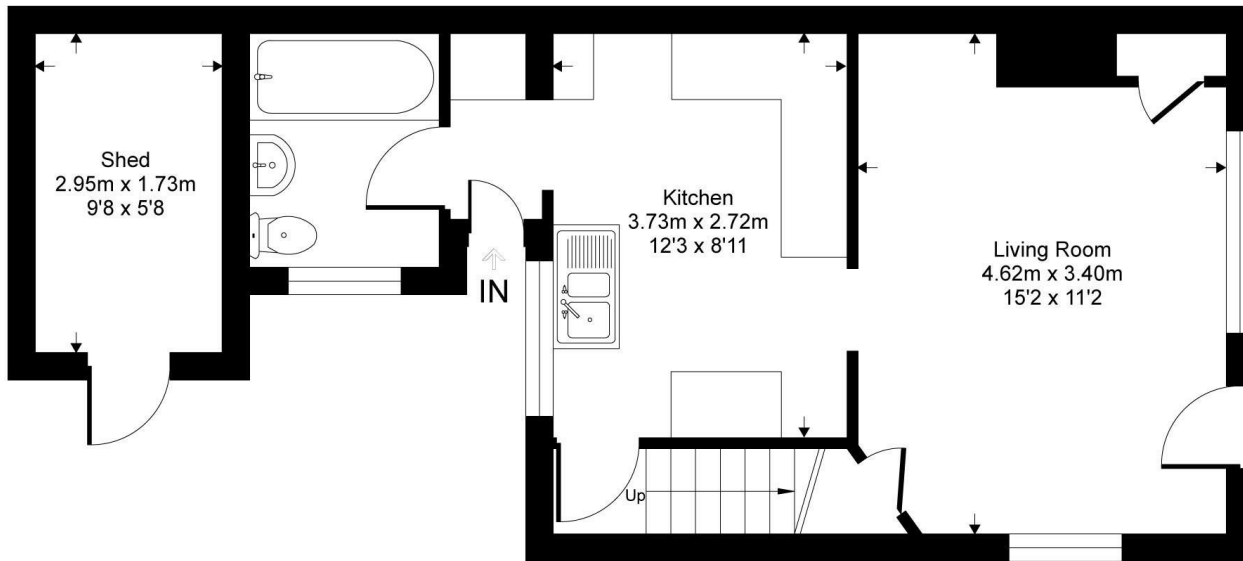
- Refurbished semi detached 3 bedroom house
- Well presented accommodation
- Edge of village location
- 150'+ rear garden



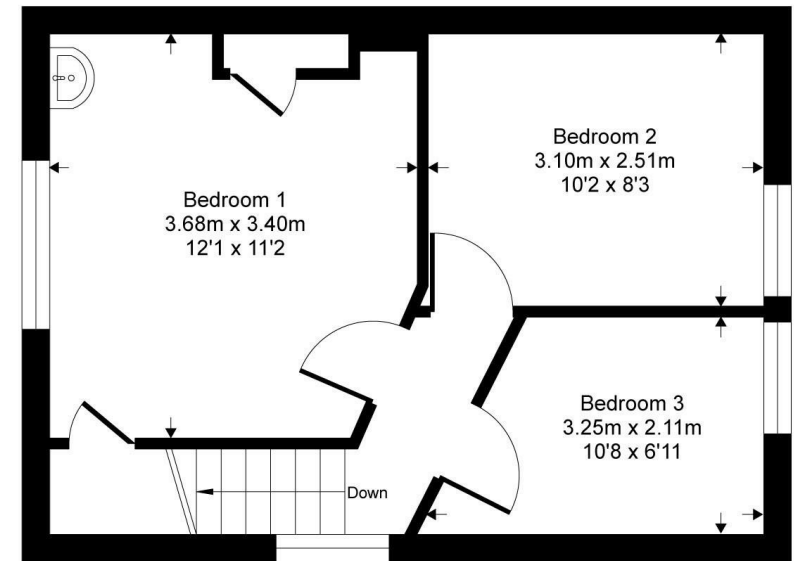
EPC: D
Local Authority: Tunbridge Wells
Council Tax Band: C

Twysden Cottages

Approximate Gross Internal Area = 63 sq m / 678 sq ft
Approximate Outbuilding Internal Area = 5.1 sq m / 55 sq ft
Approximate Total Internal Area = 68.1 sq m / 733 sq ft



Ground Floor



First Floor

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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