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, convenience store 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 two large windows and features an exposed wooden ceiling beam 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. An open doorway leads to the rear lobby which has a door out to the garden and built in cupboard with space and plumbing for a washing machine.

Bathroom
The bathroom features a bath with a glass shower screen and a tiled splashback. A traditional pedestal sink and toilet are complemented by tile patterned linoleum floor.

Bedroom 1
The main bedroom has a large window to the front and wooden flooring.

Bedroom 2
Open storage/wardrobe cupboard. Window to rear with an outlook over the rear garden and views over adjoining undulating farmland with Sandhurst church in the distance.

Rear Garden
The garden has a mix of mature trees, shrubs, and open lawn areas, bordered by hedging for privacy. There is a patio area adjacent to the house and a traditional attached outbuilding provides practical storage.

Further Information
Local Authority: Tunbridge Wells Borough Council
Council Tax Band: C
Mains electricity and water.
Heating: Heat pump air source
Mains drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Superfast 76 Mbps available
Source Ofcom River and Sea Flood risk summary: Very low risk. Source GOV.UK

Guide Price £335,000 Freehold

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

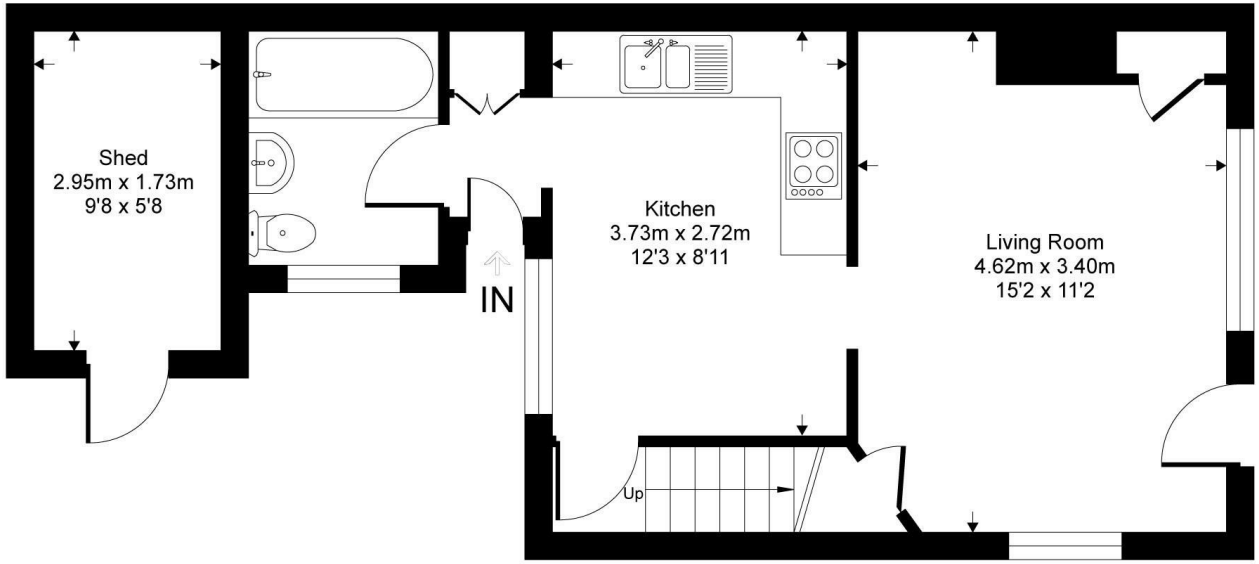
A refurbished, well presented, semi detached house set on the edge of the village with established gardens backing onto adjoining countryside with Sandhurst church on the horizon.

• Refurbished semi detached House • Well presented accommodation • 2 double bedrooms • 150 foot + rear garden • Air source heat pump • Double Glazing • Edge of village location • Countryside Views

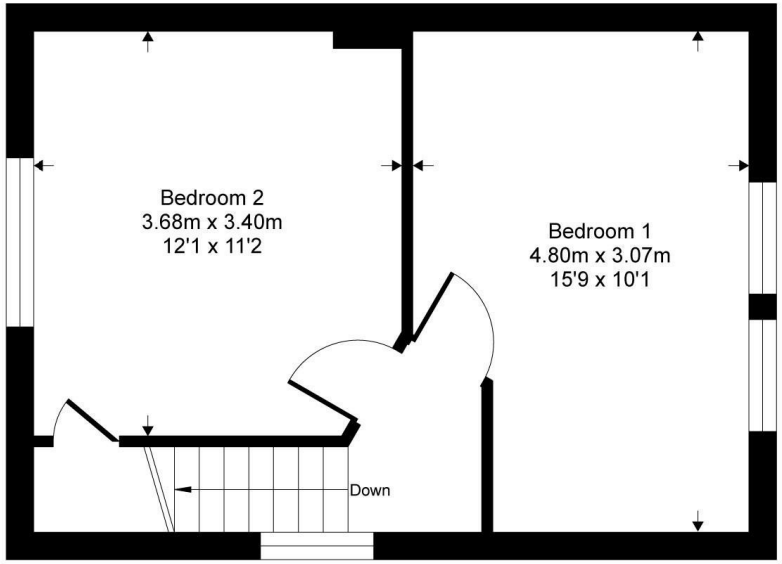
EPC: D
Local Authority: Tunbridge Wells
Council Tax Band: C

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

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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