

Warner Gray



**Redesdale,
Back Road, Sandhurst, Kent TN18 5JS**

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Guide Price £425,000 to £450,000

A charming 3 bedroom property with attached garage, off-street parking and enclosed south facing garden in the heart of the village of Sandhurst, just a short drive from the Wealden town of Hawkhurst.

This lovely, well presented, detached three bedroom home sits right in the heart of the popular village of Sandhurst, just a few steps from the village shop, primary school and other local amenities. Inside, the rooms are light and airy with a clean, Scandinavian feel. The ground floor features a charming bespoke shaker-style kitchen, a handy cloakroom, and a bright living and dining area that opens onto a sunny, enclosed south-facing garden. Upstairs, you'll find three comfortable bedrooms and a family bathroom.

At the front, there's off-road parking, an attached single garage, and pleasant views over Lower Green. The property is also within the highly sought-after Cranbrook School catchment area.

- **Deceptively spacious detached 3 bedroom property**
- **Stylish, light, bright accommodation throughout**
- **Pretty shaker style bespoke kitchen / Cloakroom**
- **Good size sitting room open to generous dining room**
- **Charming south facing enclosed garden to rear**
- **Off-street parking / Attached Garage to front**
- **Prime central village location overlooking green**
- **Short walk to all the local village amenities on offer**
- **Mainline stations at Staplehurst & Etchingham**
- **Cranbrook School Catchment Area / Primary School**

SITUATION Redesdale is located in a very convenient position in the centre of the Wealden village of Sandhurst with a range of day to day amenities including a local convenience store and post office, a garage, restaurant and primary school, all within a short walk of the property. The larger towns of Tenterden (7.4 miles), Hawkhurst (3.2 miles) and Cranbrook (6.8 miles) are all within easy reach, offering a wider range of shops, supermarkets, leisure facilities and schools. There are mainline stations at both Staplehurst (12.6 miles) and Etchingham (7.5 miles) offering services to London Bridge, Charing Cross and Cannon Street. In addition, there is a good range of schools in the area in both the private and state sectors including Cranbrook School (with a school bus running from Sandhurst), Claremont Senior School at Bodiam, Benenden School for Girls, St Ronan's at Hawkhurst and Dulwich Preparatory at Cranbrook.

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The property comprises the following with approximate dimensions: A covered open porch area provides useful storage before going through the front door into a welcoming **ENTRANCE HALL** Under stairs storage. Staircase to first floor. Doors to sitting room, dining room, kitchen and:

CLOAKROOM A generous cloakroom comprising low level w.c and wash hand basin. Window to side.

KITCHEN 12'11 x 7'9. The pretty double aspect bespoke kitchen is fitted with a range of cream shaker style base units with worktops and further matching wall units. One and a half bowl ceramic sink with mixer tap. Bosch four ring electric hob with extractor above and AEG electric oven. Integrated under counter fridge with freezer compartment. Under stairs cupboard housing the washing machine and providing further storage. Breakfast bar. Oak boarded floor. Door to outside.

SITTING ROOM 15'11 x 13'10. A spacious, light room with large window and french doors providing a lovely outlook over the south facing rear garden and access to it. A wood burner provides a cosy focal point to the room. Parquet floor. Open plan to dining room.

DINING ROOM 11'6 x 11'4. This bright room provides a tranquil place to sit and eat while looking out at the delightful back garden. Beautiful bespoke oak shelves along one wall provide plenty of storage and if desired, this area could double as a study or library area. Parquet floor. Sliding glass hatch to kitchen.

A good size **FIRST FLOOR LANDING** with views out over Lower Green to the pretty weatherboarded properties beyond. Hatch to boarded roof space with pull down ladder. Doors lead to all other rooms on this floor.

BEDROOM 1 16' 4" x 14'1. A comfortable and inviting spacious bedroom with window to the rear which looks out over the garden. Built-in wardrobe.

BEDROOM 2 11'9 x 11'8. A light, bright double bedroom with window to the rear and recessed storage area.

BEDROOM 3 13'2 x 8'1. Good size third bedroom or office / study. Window to front.

BATHROOM White suite comprising low level w.c, pedestal wash hand basin and bath with mixer tap and Aqualisa shower above. Heated towel rail. Window to front.

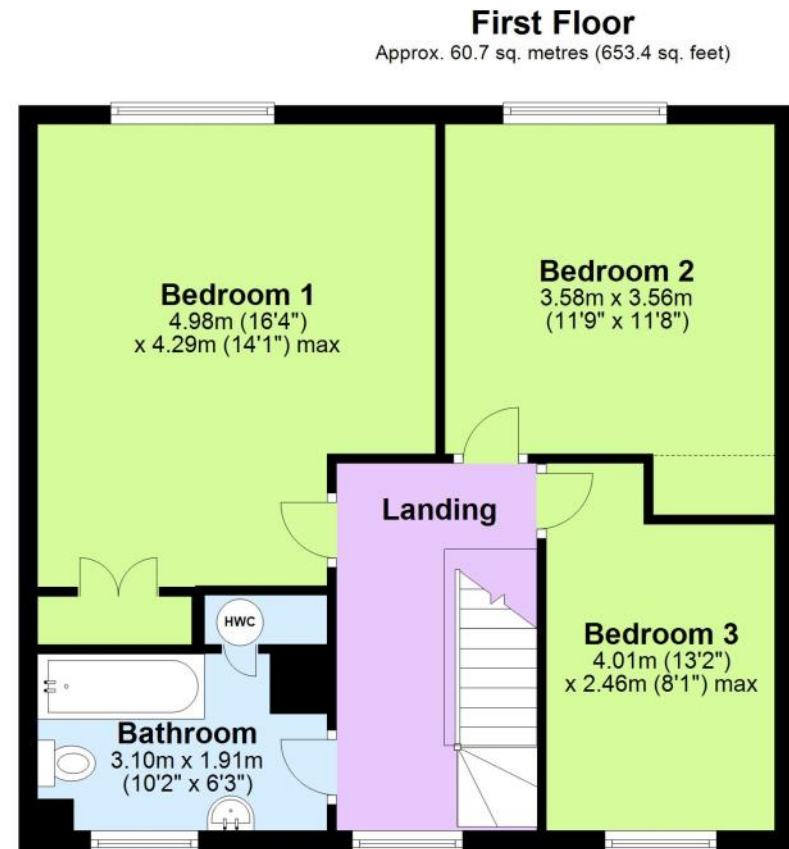
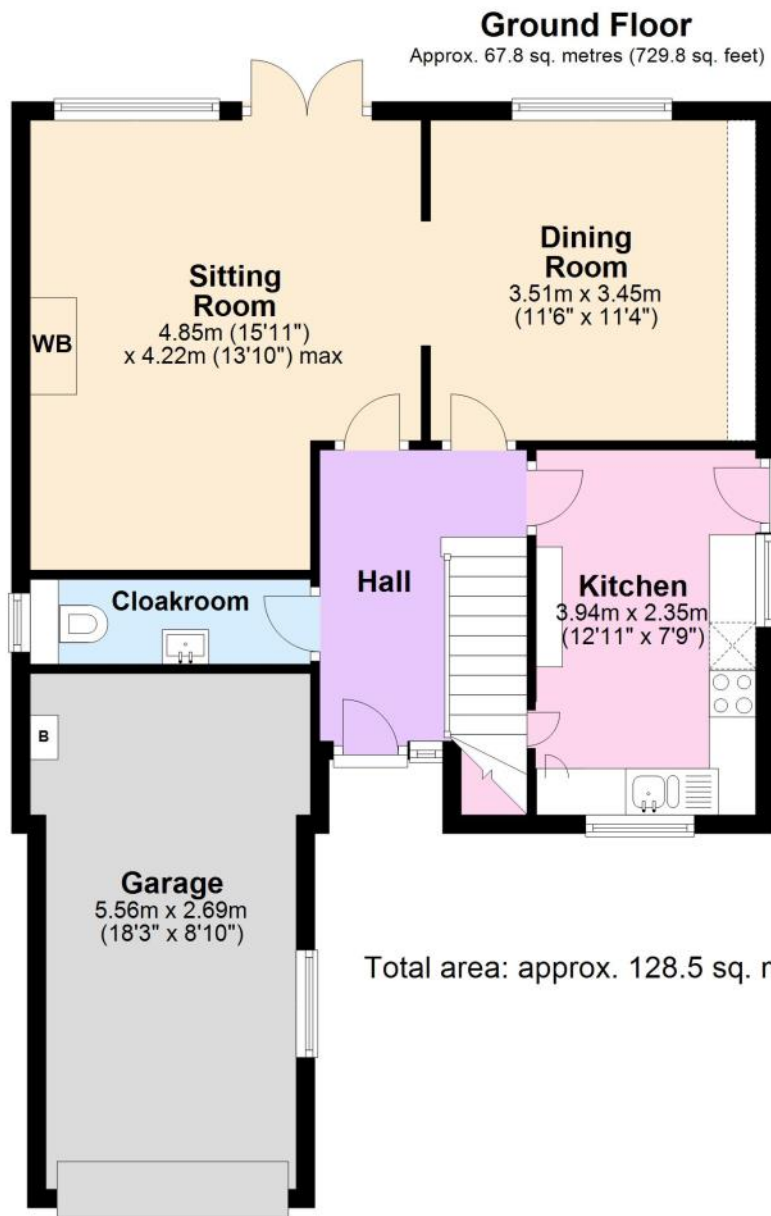
Good size airing cupboard.

OUTSIDE To the front is a very attractive landscaped garden with lawned area and mature planting. A path leads up through this to the front door and to the side of the property where there is a gated access to the rear garden. A drive provides off street parking in front of a single attached **GARAGE** (18'3 x 8'10), with automatic roller door. Beside the garage there is a useful area for storing wheelie bins etc.

To the rear is a beautifully planted cottage style garden. Its south facing aspect makes this a haven for sun worshippers, although clever use of ornamental trees means that there are shaded areas in which to sit. A patio is conveniently situated outside the French doors to the sitting room. Shed.

SERVICES Mains: electricity, gas, drainage and water (metered). **EPC:** D. **Local Authority:** Tunbridge Wells Borough Council. **Location Finder** what3words: ///oaks.eyeliner.laws





Total area: approx. 128.5 sq. metres (1383.2 sq. feet)

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