



**Willow Cottage,
Queen Street, Sandhurst, Kent TN18 5HY**

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Guide Price : £240,000

Located in the heart of Sandhurst village, just a short drive from Tenterden and Hawkhurst, is this lovely 1 double bedroom attached Grade II Listed property with pretty garden and off-street parking.

Full of charm and character, this enchanting three-storey one-bedroom cottage offers a wonderfully versatile lifestyle opportunity, ideal for a single person, first-time buyer, as a stylish retreat or second home. Having previously operated as a successful holiday let, the property also represents an attractive income-generating opportunity. Originally the store for the village butcher's, the property has been thoughtfully and cleverly converted to make excellent use of the space, creating a home that is both practical and full of character.

The accommodation is warm and inviting, with an open-plan living and dining area centred around a wood-burning stove, perfect for cosy evenings in. A bespoke country-style kitchen adds personality and functionality, while upstairs a well-proportioned double bedroom with en-suite shower room provides a calm and comfortable retreat. A flexible attic space completes the layout, ideal for home working, hobbies or additional storage. Outside, there is a perfectly formed courtyard garden, perfect for morning coffee or alfresco dining, together with useful outdoor storage and the valuable benefit of off-street parking for one vehicle.

Positioned within easy walking distance of the village's amenities, the cottage also enjoys convenient access to the nearby towns of Tenterden and Hawkhurst, offering a wider range of shops, cafés and services just a short drive away.

SITUATION Willow Cottage is located in a very convenient position close to the centre of the Wealden village of Sandhurst. The village has 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 miles), Hawkhurst (3 miles) and Cranbrook (6 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 miles) and Etchingham (7 miles) offering services to London Bridge, Charing Cross and Cannon Street.



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Warner Gray

- Grade II Listed 1 bedroom semi-detached period cottage
- Set over 3 floors & brimming with character throughout
- Ideal as a primary or second home / Investment
- Open plan living with woodburner / Flexible Attic room
- Brick paved drive with off-street parking for 1 vehicle
- Small enclosed courtyard garden with outside storage
- Walking distance of all the local amenities on offer
- towns of Tenterden & Hawkhurst a short drive away
- Mainline stations at Staplehurst & Etchingham
- Council Tax Band B / EPC Rating Exempt
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The accommodation comprises the following with approximate dimensions : **GROUND FLOOR** The front door opens into a warm, inviting **OPEN-PLAN LIVING SPACE** 12'5 x 11'11, where a multi-fuel burner forms a central focal point on one wall. Bespoke painted galley style kitchen with sink, two ring electric hob, integrated under counter fridge, dishwasher and built-in electric oven. Space for soft seating and dining table.

Stairs to **FIRST FLOOR BEDROOM AND EN-SUITE** A characterful double bedroom 12'6 x 9'9 with feature fireplace, wide period floorboards, and window to the front. En-suite shower room with enclosed shower, WC, wash basin and heated towel rail. A door gives access to the attic room staircase.

ATTIC ROOM This very useful loft room is currently set up as an office and storage space.

OUTSIDE To the front of the cottage is a picket fence, behind which is a neat garden area and brick path to the front door. To the side of the house is an attractive brick-paved driveway where there is off-street parking for one vehicle and space for the wheelie bins. Behind this is a further pleasant surprise. A gate takes you through to a small paved courtyard, ideal for pottering and sitting in the sun. Space for a rotary washing line.

Two well maintained timber sheds, one with plumbing for a washing machine, offer useful storage and there is also a dedicated space for stacking logs for the burner.

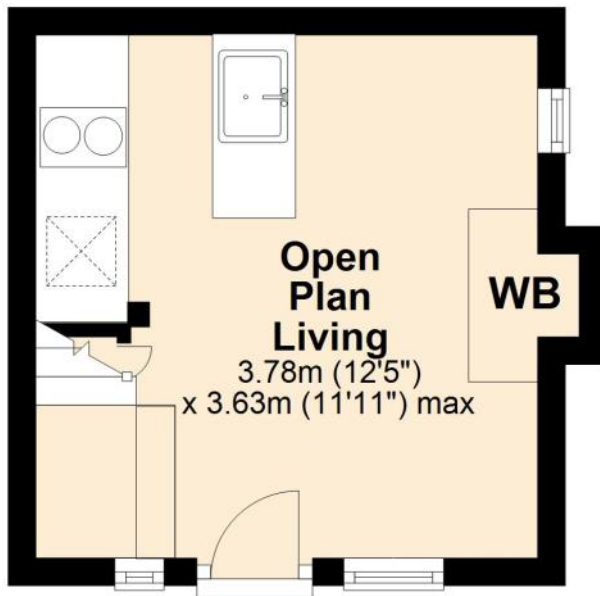
SERVICES Mains: water (metered), electricity and drainage. Electric wall mounted heating. Local Authority: Tunbridge Wells Borough Council. Council Tax Band: B. Location Finder what3words: ///stated.strain.dragons

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Ground Floor

Approx. 13.7 sq. metres (147.9 sq. feet)



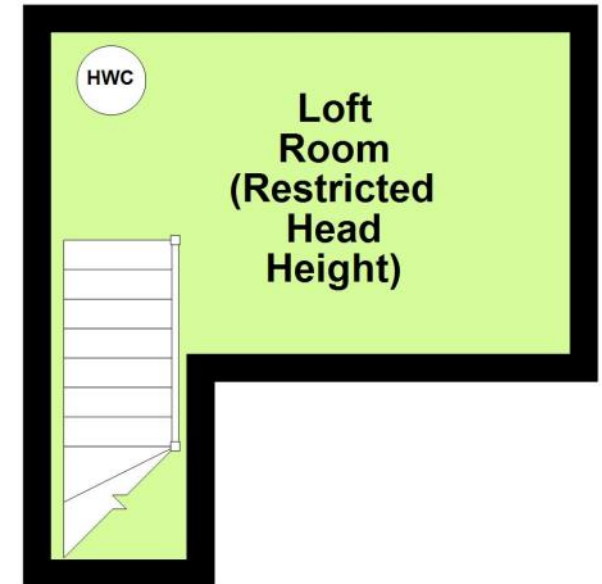
First Floor

Approx. 13.8 sq. metres (148.2 sq. feet)



Attic

Approx. 10.2 sq. metres (109.7 sq. feet)



Total area: approx. 37.7 sq. metres (405.8 sq. feet)

All measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to the property.

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