

**RUSH
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**The Garden House, Lomas Lane, Sandhurst, Kent, TN18 5PT.
£745,000 Freehold**

An incredibly spacious and well presented four bedroom detached family home enjoying a generous 0.32 acre plot occupying a quiet country lane position in Sandhurst Village situated on the Sussex / Kent border. Constructed in 1994, this delightful home provides a bright and generous living space arranged over two floors comprising a large reception hallway with WC, ground floor office or optional fifth bedroom, spacious triple aspect living room with fireplace and doors to the rear garden, 22ft central family / dining room and kitchen / breakfast room with separate utility room. To the first floor a well-lit landing serves four principal bedrooms to include a large master bedroom complimented with en-suite bathroom and built in wardrobes, three further generous double bedrooms and main family bathroom suite. Outside enjoys an incredibly private rear garden with paved terrace providing the ideal alfresco dining or entertaining space, a level area of lawn is enclosed by mature hedgerow boundaries benefitting from three garden sheds and summerhouse. To the front the property is accessed via a private five bar gated driveway providing ample off road parking and detached double garage. Sandhurst Village centre is approximately 1 mile away providing access to a newly refurbished local convenience store with Post Office, well regarded Primary School and an abundance of excellent walking routes. Further comprehensive shopping and recreational facilities are available in nearby Hawkhurst with choice of mainline stations available from either Staplehurst or Robertsbridge both proving a regular service to London. The area also offers an excellent choice of schools as well as being situated within the Cranbrook School catchment area.



Front

Five bar gated entrance leading to an extensive tarmac private driveway providing ample off road parking to front, detached double garage, area of lawn hosting a variety of flowering shrubs and specimen Pampas enclosed by high level close board fencing to front, paved front terrace with covered entrance leading to internal accommodation, selection of specimen trees, paved path to side of garage leading garden shed, further path to side elevations with access to two further garden sheds, area of lawn with sleeper edged beds, gutter fed water butts and open access to rear garden.

Reception hallway

17'7 x 11'5 (5.36m x 3.48m)

Hardwood front door with obscure viewing pane, carpeted flooring with inset coir mat, straight run carpeted staircase with timber balustrade extending to first floor accommodation, pendant lighting, window to front aspect with radiator below, alarm panel, phone and power points.

WC

Internal door, carpeted flooring, window to side aspect, push flush WC, pedestal wash basin, radiator and light.

Office / bedroom 5

11'1 x 9'7 (3.38m x 2.92m)

Internal door, carpeted flooring, window to front aspect with radiator below, light, power points.

Living room

18'9 x 15'8 (5.72m x 4.78m)

Internal door, carpeted flooring, windows to front and side aspects, sliding doors to the rear terrace and gardens, internal door to family / dining room, radiator, pendant lighting, large exposed brick fireplace with brick hearth currently housing a coal effect gas stove, pendant lighting, variety of power points, TV point.

Family / dining room

22' x 15'7 narrowing to 11'4 (6.71m x 4.75m narrowing to 3.45m)

Internal door from hall, carpeted flooring, further internal doors to living room and kitchen / breakfast room severally, space for dining table and chairs with pendant lighting over, family room to one with bay window to rear and side aspects, radiator, variety of power points.

Kitchen / breakfast room

13'4 x 12' (4.06m x 3.66m)

Internal door, tile effect vinyl flooring, internal door to family / dining room, windows to rear and side aspects, further internal door to utility room, ceiling lights. Kitchen comprises a range of

fitted base and wall units with oak shaker style doors beneath stone effect laminated counter tops, integrated half height NEFF oven, grill and fridge, inset four ring gas burner with fitted extractor canopy and light over, inset one and half stainless bowl with drainer and tap, under counter space for washing machine, breakfast bar with laminated counter top and space for stools below, radiator, variety of power points, phone and TV points.

Utility room

7'5 x 7'3 (2.26m x 2.21m)

Internal door, tile effect vinyl flooring, external oak door to side elevations, window to front aspect, wall mounted gas boiler, space for freestanding freezer, fitted base unit with quartz effect laminated counter top and space for washing machine below, inset single stainless bowl with drainer, radiator, power points.

Stairs and landing

Straight run carpeted staircase and landing, window to front aspect, access panel to loft over, pendant lighting, airing cupboard housing the hot water cylinder complete with light and slatted shelving, radiator.

Bedroom 1

19'4 x 15'8 (5.89m x 4.78m)

Internal door, carpeted flooring, window to the front aspect with radiator below, further window to the rear aspect enjoying an elevated rural vista, radiator, built in double wardrobe complete with hanging rail and shelving over, internal door to en-suite bathroom, variety of power points, light.

En-suite bathroom

8'6 x 6'5 (2.59m x 1.96m)

Internal door, wood effect LVT flooring, obscure window to side aspect with radiator below, push flush WC and pedestal wash basin, panelled bath suite with traditional style taps, shower cubicle with concealed mixer, ceiling light and extractor fan.

Bedroom 2

13'6 x 11' (4.11m x 3.35m)

Internal door, carpeted flooring, window to front aspect with radiator below, corner shower cubicle and pedestal wash basin, light, power points.

Bedroom 3

12' x 11'3 (3.66m x 3.43m)

Internal door, carpeted flooring, window to the rear aspect enjoying an elevated rural vista, radiator, built in double wardrobe complete with hanging rail and shelving over, variety of power points, light.

Family bathroom

7'5 x 7'3 (2.26m x 2.21m)

Internal door, wood effect LVT flooring, obscure window to side aspect, push flush WC and pedestal wash basin, panelled bath suite with rinser attachment, radiator, ceiling light and extractor fan.

Bedroom 4

11'2 x 11'0 (3.40m x 3.35m)

Internal door, carpeted flooring, window to the rear aspect enjoying an elevated rural vista, radiator, built in double wardrobe complete with hanging rail and shelving over, variety of power points, light.

Rear garden

Privately enclosed and level rear garden with paved terrace led from the rear elevations providing an alfresco dining or entertaining area, paved path leading to each side elevations with access to front, level area of lawn enclosed by mature hedgerow boundaries backing onto fields, summer house, three garden sheds, external lighting, well established borders to side with further paved seating area, external tap.

Double garage

18'4 x 18' (5.59m x 5.49m)

Manual up and over door to front, window and external door to side, power points and lighting.

Services

Mains gas central heating system.

Mains drainage.

Local Authority - Tunbridge Wells Borough Council. Band G.

Agents note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
90-100 A	90 A	10-15 A	10-15 A
80-89 B	83 B	16-20 B	16-20 B
69-79 C	63 C	21-25 C	21-25 C
55-68 D		26-30 D	26-30 D
45-54 E		31-35 E	31-35 E
35-44 F		36-40 F	36-40 F
2-34 G		41-45 G	41-45 G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	

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