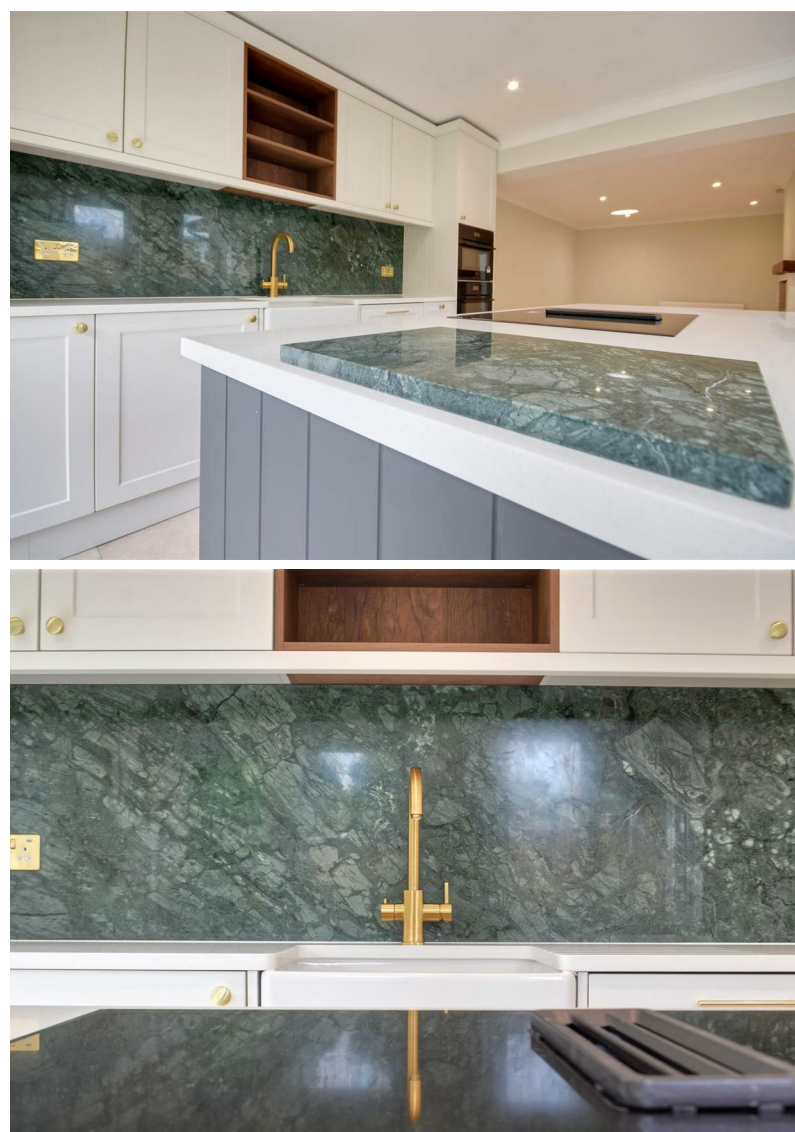


**RUSH
WITT &
WILSON**



**12 Stream Pit Lane, Sandhurst, Kent, TN18 5LB.
£375,000 Freehold**

CHAIN FREE - A beautifully renovated and incredibly spacious three bedroom attached bungalow located within a quiet residential area of Sandhurst Village situated with easy walking distance to the local Store and well regarded Primary School. Accommodation comprises a well-lit entrance hall with limestone flooring, generous 16ft living / dining room with fireplace and wood burning stove open to a stylish double aspect fitted kitchen / breakfast room with island unit and bi-folding doors to the rear, three spacious double bedrooms and stunning walk-in shower room suite. Outside enjoys a private and low maintenance rear garden with area of lawn with planted borders, block paved patio and further decked seating area backing onto a delightful wooded area. To the front provides ample off road parking and further detached single garage. Sandhurst Village provides access to newly refurbished a local convenience store with Post Office and well regarded Primary School. 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

Area of hard standing to front providing off road parking for two vehicles, front garden laid to lawn, double high level gates from drive to side elevations providing additional parking space leading to detached single garage and rear garden, property accessed from side via obscure glazed UPVC front door with matching side light window.

Entrance hall

Part-glazed UPVC front door with sidelight window, limestone tile flooring, double radiator, ceiling downlights, access panel to loft over, low level cupboard housing the consumer unit, phone point, power point with USB ports.

Bedroom 2

11'6 x 9'6 (3.51m x 2.90m)

Internal door, carpeted flooring, UPVC window to front aspect with radiator below, ceiling downlights, variety of double power points with USB ports.

Bedroom 1

13' x 12'7 (3.96m x 3.84m)

Internal door, carpeted flooring, UPVC window to front aspect with radiator below, ceiling downlights, variety of double power points with USB ports.

Shower room

7' x 5'1 (2.13m x 1.55m)

Internal door, ceiling downlights with sensor, obscure UPVC window to side aspect, porcelain floor tiling, push flush WC, wall hung vanity unit with pull out drawer and brass faucet, LED lit mirror over, floor to ceiling marble effect tiling, walk in shower with herringbone wall tiling and brass concealed shower mixer with rinser and rainfall head, shower niche with led lighting, extractor fan.

Bedroom 3

11'5 x 10'4 (3.48m x 3.15m)

Internal door, carpeted flooring, UPVC window to side aspect, full height external glazed door to rear, ceiling downlights, wall mounted gas boiler, variety of double power points with USB ports.

Living / dining room

16'8 x 11'4 (5.08m x 3.45m)

Internal door, limestone floor tiling, ceiling downlights, light tunnel, radiator, variety of double power points with USB charge ports, open access to kitchen

/ breakfast room to one end, fireplace housing a cast iron wood burning stove with oak bressumer and tiled hearth, TV and phone point.

Kitchen / breakfast room

13' x 12'2 (3.96m x 3.71m)

Open access from living / dining room, limestone floor tiling, UPVC windows and French doors to side elevations, further bi-folding doors to the rear garden, radiator, ceiling downlights. Kitchen hosts a variety of base and wall units with shaker style doors beneath quartz counter tops with engineered drainer grooves, brass effect door furniture, under mounted butler sink with brass instant boiling tap, marble splashback, above counter level power points with USBC charge ports, integrated AEG oven and grill, washer dryer, 70/30 fridge freezer and dishwasher, matching island unit with quartz counter top incorporating breakfast bar with space for stools below, inset four ring AEG induction hon with extractor fan, under counter storage units and wine cooler.

Rear garden

Privately enclosed rear garden with brick paved seating area led from the kitchen / breakfast room, steps down to enclosed driveway and garage, step to a lower area of lawn enclosed by high level panelled fencing backing onto woodland, planted shrub borders, corner deck seating area, external lighting.

Garage

17' x 8'3 (5.18m x 2.51m)

Manual up and over door, window to rear, power and lighting.

Services

Mains gas central heating system.

Mains drainage.

Local Authority - Tunbridge Wells Borough Council. Band D.

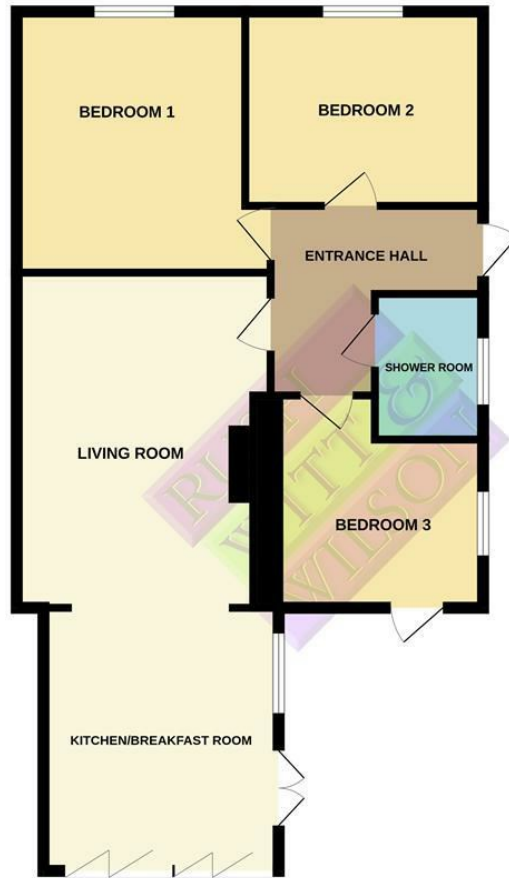
Agents note

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.





GROUND FLOOR



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
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>			
(92 plus) A		(82 plus) A	
(81-91) B		(61-81) B	
(69-80) C		(50-60) C	
(55-68) D		(39-49) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G		(1-20) G	
	84		
	69		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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