

**RUSH  
WITT &  
WILSON**



**Crossways, Ethnam Lane, Sandhurst, Kent, TN18 5PS.  
Offers In Excess Of £500,000 Freehold**

**CHAIN FREE - An incredibly spacious three bedroom detached single storey cottage occupying an idyllic country lane position of Sandhurst Village set with established gardens to 0.25 acre. Accommodation comprises a triple aspect main living room with fireplace and wood burning stove, generous central dining room, garden room or optional fourth bedroom with oak herringbone flooring, kitchen with utility room, well appointed main shower room suite, three good sized double bedrooms, one of which benefitting from an en-suite shower room. Outside offers a private and well established rear garden, laid to lawn hosting a variety of specimen trees and conifers with off road parking available to the front for two vehicles. Sandhurst Village centre is approximately 0.7 mile away providing access to 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**

Off road parking to front for two vehicles, high level gate to front elevations with planted shrub borders, open access to side leading to rear.

**Hallway**

Part-glazed timber front door, carpeted flooring, with inset coir matt, pendant lighting, radiator, access panel to loft, built in cupboards with hanging rails and shelving over via sliding doors, power points.

**Shower room / WC**

11' x 5'9 (3.35m x 1.75m)

Internal door, ceramic tile flooring, window to front aspect with fitted plantation shutter blind, push flush WC and basin, panelled shower bath suite with shower screen, towel radiator, fitted bathroom furniture.

**Bedroom 2**

18'5 x 8'6 narrowing to 5' (5.61m x 2.59m narrowing to 1.52m)

Internal door, carpeted flooring, window to front aspect, radiator, internal door to en-suite, access panel to loft, radiator, wall lighting, power points.

**En-suite shower room**

9'8 x 3' (2.95m x 0.91m)

Internal door, carpeted flooring, push flush WC, wall mounted hand basin, shower enclosure, light.

**Bedroom 1**

14'5 x 8'8 (4.39m x 2.64m)

Internal door, carpeted flooring, window to rear aspect, radiator, light, power points.

**Bedroom 3**

15'6 x 8'8 (4.72m x 2.64m)

Internal door, carpeted flooring, window to rear aspect, radiator, light, power points.

**Dining room**

20' x 9'5 (6.10m x 2.87m)

Internal glazed door from hall, carpeted flooring, space for dining table and chairs, radiator, exposed joinery and open access to living room, lighting, power points, internal door to kitchen and snug.

**Garden room / Sung**

13'5 x 10'5 (4.09m x 3.18m)

Internal door, oak herringbone flooring, window to rear aspect, further external door and windows to side, power points, radiator and light.

**Living room**

16'1 x 11'1 (4.90m x 3.38m)

Open access from dining room, carpeted flooring, triple aspect room with windows to front, side and rear aspects, further external door to rear, brick fireplace with oak bressumer housing a cast iron stove over a brick hearth, power, tv and phone points.

**Kitchen**

11'5 x 9'8 (3.48m x 2.95m)

Step down from dining room, carpeted tile flooring, window and external glazed door to front, exposed joinery, radiator, fitted base units with counter tops, under mounted NEFF oven with four ring electric hob over, stainless bowl with drainer and tap, light, open access to utility room.

**Utility room**

7'7 x 6' (2.31m x 1.83m)

Open access from kitchen, window to front aspect, plumbing for washing machine and dishwasher, wall mounted gas boiler, consumer unit, space for fridge, light, power points.

**Gardens**

Established rear garden hosting a variety of established trees and conifers, paved terrace to rear elevations, open area of lawn leading to garden shed and kitchen garden.

**Services**

Mains gas central heating system.

Mains drainage.

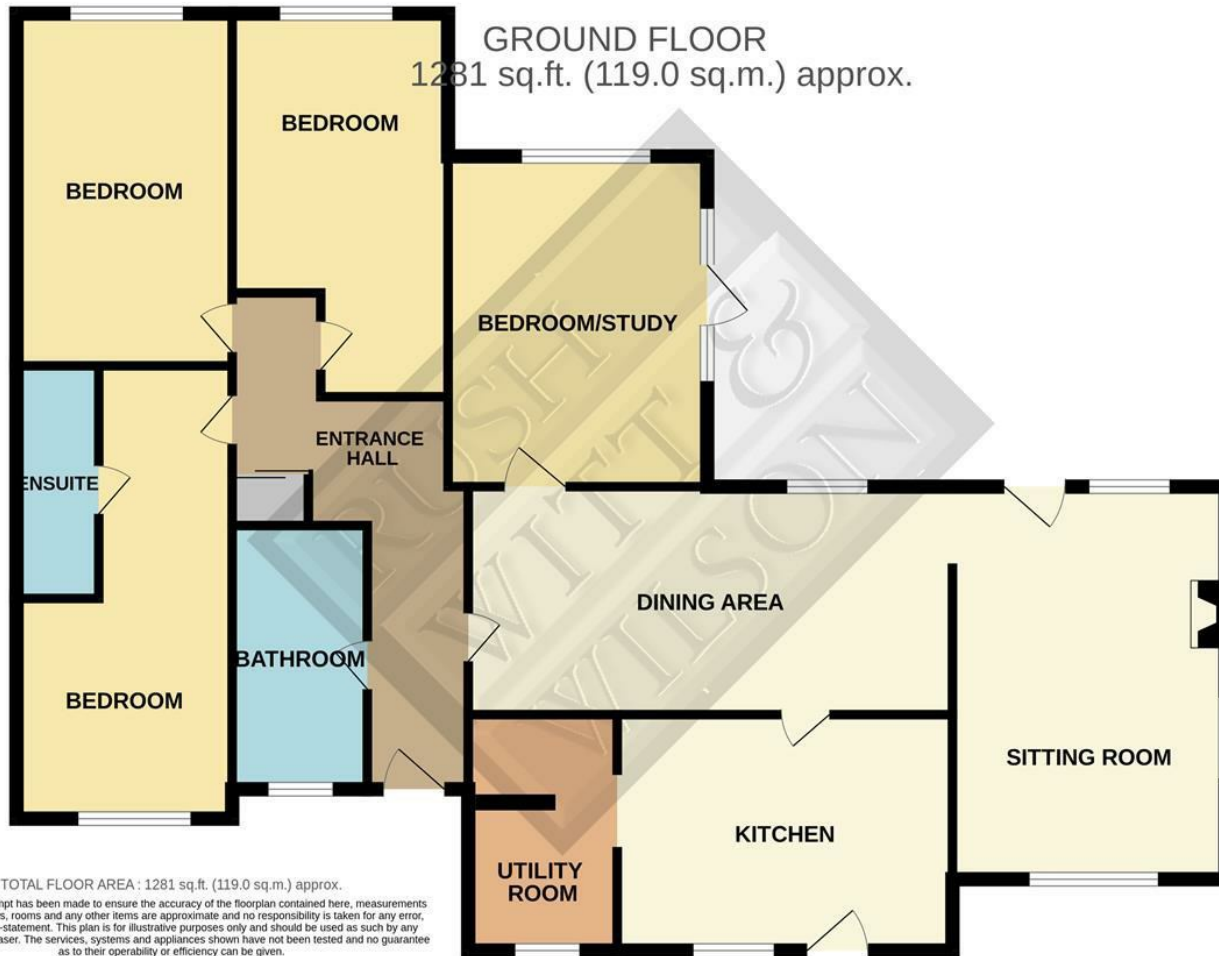
Local Authority - Tunbridge Wells Borough Council. Band E.

**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.







TOTAL FLOOR AREA : 1281 sq.ft. (119.0 sq.m.) approx.  
 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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