

**RUSH
WITT &
WILSON**



**West Point, Church Road, Sandhurst, Kent, TN18 5NS.
£950,000 Freehold**

A striking four bedroom detached Canadian 'A frame' property privately located on the edge of Sandhurst Village set within established grounds of 1.08 acre backing onto open countryside. Constructed in 1966 with later additions this delightful family home offers an incredibly spacious, light and adaptable living space for any prospective new home owner with the added benefit of approved permissions for a single storey and rear extension planning ref 18/00030/FULL. Accommodation currently comprises a generous main entrance hall, 29' main living room with original parquet and wood burning stove, 21' dining room open to a modern fitted kitchen with Corian worksurfaces, large laundry room with cloakroom, Studio or optional ground floor bedroom and further office. A bright first floor landing space with exposed structural timbers serves two principle bedrooms including an impressive double aspect master with en-suite bathroom enjoying stunning elevated views over the grounds and adjoining countryside. To the second floor are two further double bedrooms each with vaulted ceilings and full height windows. Externally the property is approached from the lane via a private gated entrance with ample off road parking to the front and concealed Oak clad integral garage. A private and well established front garden leads to a side orchard with chicken run. The rear enjoys a full width tiered paved terrace providing a choice of alfresco and entertaining areas overlooking an extensive area of lawn enclosed by specimen Pine and conifers with enclosed pond, selection of raised vegetable beds, greenhouse, shed and delightful raised deck with rural outlook. Sandhurst Village offers a local convenience store with Post Office, newly renovated Swann Inn serving food and well regarded local Primary School, further High Street shopping is available nearby at Hawkhurst, Cranbrook & Tenterden with a choice of mainline stations at Etchingam and Staplehurst. Cranbrook School Catchment Area



Front

Accessed via private wooden five bar gated entrance, shingled driveway flanked by specimen trees and Bamboo extending to parking bay to right, mulched borders, further wooden five bar gated to rear garden, covered entrance porch, front garden laid to lawn screened from lane by specimen tree line, sleeper edged planted rose and lavender borders, seating area, full width paved path to front elevations extending to further side path and fruit orchard, specimen Rhododendrons, pedestrian five bar gate from side to rear elevations, trellised archway leading to chicken run and orchard with a variety of Cherry, Apple, Green Gauge, Medlar and Victoria Plum trees.

Entrance hall

External Oak front door with matching full height sidelight windows, further Oak window to front aspect, fitted bay window seat below incorporating storage within, ceiling down lights, full length built in cupboards via painted doors, Oak effect Amtico flooring, selection of power points, double radiator, phone point, thermostat, carpeted staircase to first floor landing with cupboard space below housing the hot water tank.

Living room

29'5 x 15'5 (8.97m x 4.70m)
Internal Oak glazed door, original parquet flooring, full length double glazed timber windows and external door to front aspect, ceiling down lights and series of wall lights with dimmer controls, two double radiator, contemporary cast iron wood burning stove upon a stone hearth with log storage adjacent, cupboard with shelving, selection of power points, TV point.

Studio / Bedroom 5

15'8 x 10'3 (4.78m x 3.12m)
Internal Oak obscure glazed door, original parquet flooring, ceiling down lights, timber double glazed window to rear aspect over rear lawns, basin with tap, cupboard with slatted shelving, further cupboard with

hanging rail and shelving over, selection of power points.

Office

9'9 x 8' (2.97m x 2.44m)

Internal Oak door, carpeted flooring, double glazed timber window to rear aspect, ceiling down lights, radiator, selection of power points.

Dining room

21'1 x 11'6 (6.43m x 3.51m)

Internal Oak glazed door from hall, Oak effect Amtico flooring, space for dining table, open to Kitchen / breakfast room to far end, double glazed timber French doors to the rear terrace, further window to rear, ceiling down lights, radiator.

Kitchen / Breakfast room

17'6 x 12'9 (5.33m x 3.89m)

Open from dining room, continuation of the Oak effect Amtico flooring, radiator, kitchen hosting a selection of fitted base and wall units with white high gloss doors beneath speckled Corian worksurfaces over incorporating single basin with rinsar tap, matching upstands, splash back and breakfast bar with space for stools below, ceiling down lights, integrated 70/30 fridge freezer, integrated NEFF oven and grill over, four ring NEFF induction hob with stainless steel extractor canopy with light over, integrated NEFF dishwasher, windows to front and rear aspects, wall heating controls, contemporary column radiator, internal Oak glazed door to utility room, further internal Oak door to garage.

Utility / Laundry room

15'4 x 9'9 (4.67m x 2.97m)

Internal Oak glazed door from kitchen, ceramic tile flooring, external timber glazed door to rear terrace, internal door to cloakroom, cupboard housing consumer unit and electric meter, ceiling down lights, further set of timber French doors to the rear terrace, window to side aspect, floor mounted GRANT oil-fired boiler, plumbing for washing machine and tumble dryer, Butler sink with tap and solid timber

draining board, selection of built in cupboards, under counter space for fridge, selection of power points.

Cloakroom

Internal Oak door, ceramic tile flooring, radiator, window to side aspect, pedestal wash basin with tile splash back, push flush WC, ceiling down lights.

Stairs and landing

Carpeted staircase and landing, exposed structural timbers, further turned carpeted staircase to second floor landing serving bedrooms 3 and 4, full height timber glazed widows to side aspect, radiator, built in cupboards with hanging rail, ceiling lights, power point.

Bedroom 1

13'7 x 12'6 (4.14m x 3.81m)

Internal Oak door, carpeted flooring, double aspect room with windows to rear enjoying elevated views over the grounds, further Velux window to side complete with pull down blind, low level double radiator, selection of eaves cupboards, built in wardrobes complete with hanging rails and shelving above, internal Oak glazed door to en-suite bathroom, ceiling down lights, selection of power points.

En-suite bathroom

9'3 x 5'7 (2.82m x 1.70m)

Internal Oak glazed door, tile flooring, timber window to rear aspect, push flush WC, access panel to eaves space, pedestal wash basin with decorative mosaic tile splash back, p-shape shower bath suite with screen, concealed shower mixer and mosaic wall tiling, radiator.

Bedroom 2

16'6 x 10'2 (5.03m x 3.10m)

Internal Oak door, carpeted flooring, timber windows to front aspect, radiator, ceiling down lights, additional wall lights, selection of power points, built in wardrobes with hanging rail and shelving over.

Family bathroom

12'1 x 8'1 (3.68m x 2.46m)

Internal Oak door, ceramic tile flooring, push flush WC, Velux window complete with pull down blind to side aspect, ceiling down lights, wall mounted wash basin with cupboards below, panelled shower bath suite with concealed shower mixer above, shower screen.

Stairs and landing

Turned carpeted staircase to second floor landing, windows to side aspect, far reaching rural views over side lawn and orchard, ceiling down lights.

Bedroom 3

12'6 x 11' (3.81m x 3.35m)

Internal Oak door, carpeted flooring, vaulted ceiling with full height timber windows to front aspect, built in cupboard with hanging rail and shelving over, ceiling light, radiator, selection of power points.

Storage cupboard

Internal door, light.

Bedroom 4

12'8 x 7'8 (3.86m x 2.34m)

Internal Oak door, carpeted flooring, vaulted ceiling with full height timber windows to rear aspect, built in cupboard with hanging rail and shelving over, ceiling light, radiator, loft access, selection of power points.

Double garage

18'5 x 15'5 (5.61m x 4.70m)

Remote operated up and over electric door to front, internal Oak door to Kitchen, selection of power points, lighting.

Gardens

Extensive full width and tiered terrace across the rear elevations providing a variety of seating areas enjoying a n elevated view over the grounds, planted rose borders and ornamental trees, pergola, rear garden shrouded by specimen pine trees and conifer hedgerow, post rail fencing to the East

with open aspect and views over neighbouring countryside, external tap, raised decked seating area with planted borders with rural aspect, selection of raised beds, shed, five bar gate to front elevations, Greenhouse over hard standing, pond enclosed by post and rail fence incorporating gate with stock proof fencing, compost area.

Services

Oil-fired central heating system.

Mains drainage.

Local Authority - Tunbridge Wells Borough Council.

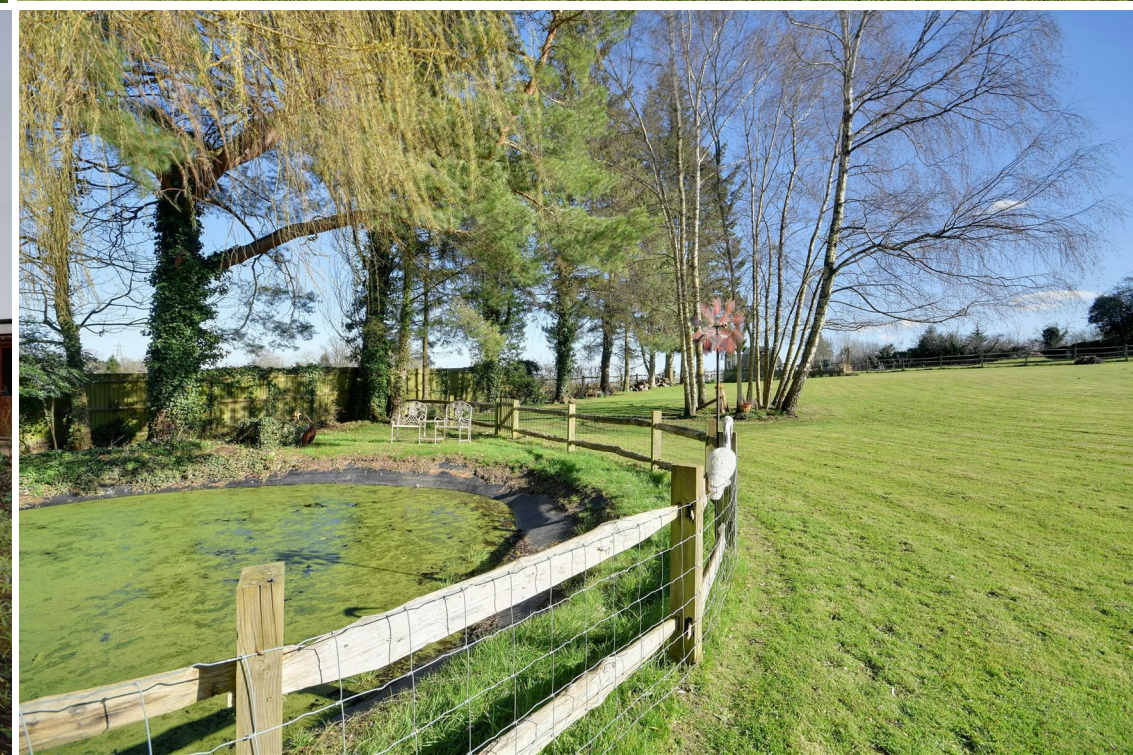
Nearest mainline stations - Etchingham 6.8 miles and Staplehurst 12 miles both offering a regular service to the City of London.

The area offers a wealth of independent Prep and senior schools within 7 miles of the property including Marlborough House, Dulwich Prep Cranbrook, St Ronon's, Benenden and Claremont.

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
APPROX. FLOOR
AREA 1350 SQ.FT.
(172.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 627 SQ.FT.
(58.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 484 SQ.FT.
(44.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2971 SQ.FT. (276.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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