

Lamberden Bungalow, Rye Road, Sandhurst, Kent, TN18 5PH.
Guide Price £675,000 Freehold

£650,000 - £675,000 Guide Price. A deceptively spacious four bedroom detached 1920's chalet style bungalow occupying a pleasant semi-rural position of Sandhurst Village, set within beautifully maintained gardens to 0.50 acre also complete with private gated driveway and substantial double garage. This delightful home provides a well appointed and versatile living space throughout comprising a well-lit main living room with fireplace and fitted woodburning stove, generous kitchen/breakfast room with separate utility room and wc, spacious garden room with insulated roof and French doors to the side terrace and gardens, three principal ground floor double bedrooms or optional study and shower room. To the first floor enjoys a large master bedroom with built in wardrobes and is complimented with an en-suite bathroom. Externally, the gardens are a particular feature which host a variety of specimen trees and well stocked flower beds which host a variety of private seating areas throughout the day. A raised paved terrace provides an elevated seating area overlooking the main body of lawn and kitchen garden complete with greenhouse, garden shed and summerhouse. The property is approached via a gated entrance providing ample off road parking where there is a further car port and 28ft double garage with adjoining workshop and boarded eaves space over. Sandhurst village centre is approximately 1.2 miles 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.








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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

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Approximate total area(1)

224.1 m²

2412 ft²

Reduced headroom

9.1 m²

98 ft²

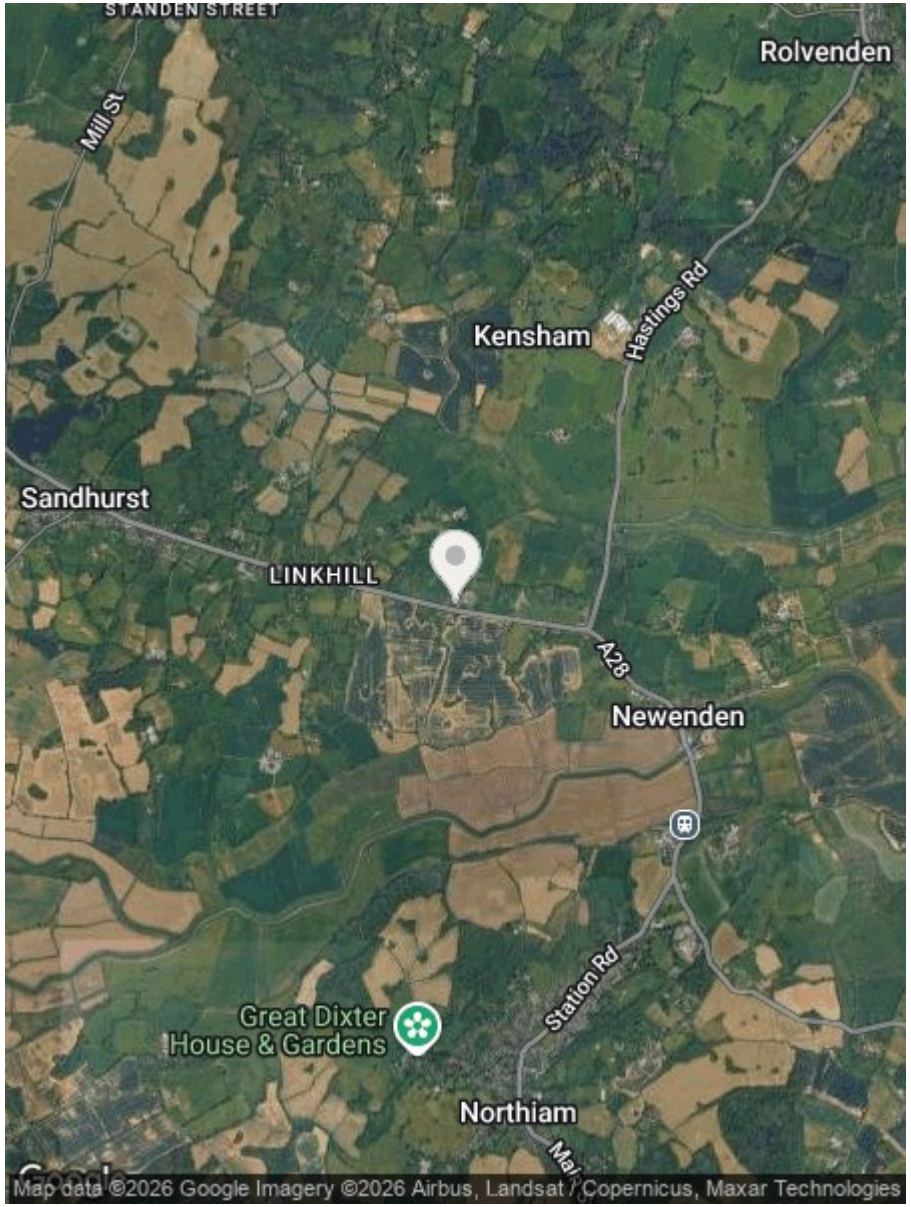
(1) Excluding balconies and terraces

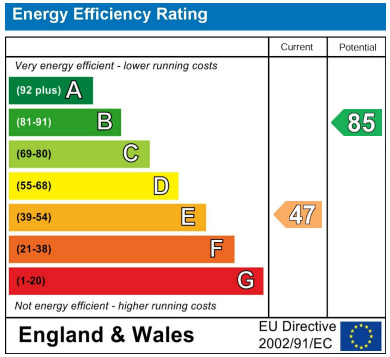
Reduced headroom

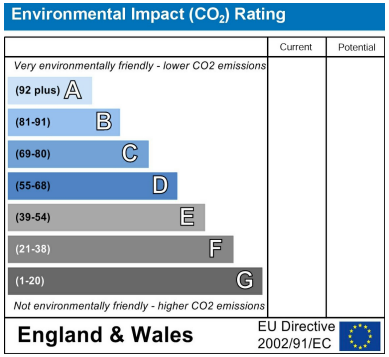
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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