

**RUSH
WITT &
WILSON**



**The Crouch, Rye Road, Sandhurst, Kent, TN18 5JQ.
£325,000 OIEO**

An attractive and well presented two bedroom single storey cottage located within the highly desirable Village of Sandhurst enjoying beautiful rural views to the rear with iconic Windmill backdrop. This delightful home enjoys a bright and well tended living space throughout comprising an open plan living Kitchen / dining / sitting room with external door to the rear, double and single bedrooms and main shower room suite. Externally the property provides a private and low maintenance rear garden with raised decked seating area and pergola with climbing wisteria, summer house, garden shed and further outside. To the front provides off road parking. The property offers convenient access the newly refurbished local store with Post Office and well regarded local Primary School. Nearby Hawkhurst is located 3 miles away which offers a colonnade of independent shops, two country pubs, hotels, a digital cinema in a converted lecture hall, and Waitrose and Tesco supermarkets. Additionally the area offers a wealth of independent Prep and senior schools including Cranbrook School, Marlborough House, Dulwich Prep, St Ronan's, Benenden and Claremont.



Front

Off road parking to front, Indian sandstone path leading to main entrance with planted shrub and lavender borders, external lighting.

Entrance hall

9'4 x 4'4 (2.84m x 1.32m)

Painted part-glazed front door, wood effect herringbone vinyl flooring, light, access panel to loft over, power point.

Kitchen / Living / Dining room

24'8 x 10'4 (7.52m x 3.15m)

Open access from hall, to the living room end provides windows to each front and side aspects, carpeted flooring, exposed brick fireplace with brick hearth, space for dining table and chairs, power points, open access to kitchen to one end, wood effect herringbone vinyl flooring, further window to side aspect and full height glazed door to rear, fitted base units with laminated counter tops over, single stainless bowl with drainer and tap, inset four ring NEFF induction hob with extractor canopy and light over, fitted slimline dishwasher, eye level oven and grill, under counter spaces for washing machine, fridge and freezer, fitted shelving, variety of above counter level power points.

Bedroom 2

10'4 x 5'3 (3.15m x 1.60m)

Internal ledged and braced door, carpeted flooring, window to front aspect with electric radiator, light, power points.

Bedroom 1

10'4 x 9' (3.15m x 2.74m)

Internal ledged and braced door, carpeted flooring, window to rear aspect with electric radiator, light, TV and power points.

Shower room

7' x 4'8 (2.13m x 1.42m)

Internal ledged and braced door, wood effect herringbone vinyl flooring, obscure window to rear aspect, pedestal wash basin, push flush WC, electric towel radiator, shower cubicle with ceramic wall tiling and Mira shower, airing cupboard housing the hot water tank and slatted shelving, light and extractor fan.

Rear garden

Private rear garden with raised deck seating area with pergola and climbing Wisteria, level area of lawn with garden shed and stock proof fencing enjoying a pleasant rural backdrop over neighbouring fields, summer house and further outhouse, shingled path to side with picket gate to front garden and parking.

Services

Electric heating system.

Mains drainage.

Local Authority - Tunbridge Wells Borough Council. Band A.

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
56	92		

Very energy efficient - lower running costs
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-54) F
 (1-20) G

Very environmentally friendly - lower CO₂ emissions
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-54) F
 (1-20) G

Not energy efficient - higher running costs
 Not environmentally friendly - higher CO₂ emissions

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