

**RUSH  
WITT &  
WILSON**



**Summer House, Bodiam Road, Sandhurst, Kent, TN18 5LN.  
£550,000 Freehold**

A beautifully presented four bedroom detached un-listed Cottage occupying a private and semi-rural position of Sandhurst Village. This delightful home offers bright and spacious accommodation comprising a double bay fronted main living room, adjoining snug with Inglenook fireplace and wood burning stove, dining room with stable door to the rear garden and access to a kitchen and ground floor cloakroom. To the first floor are four principle double bedrooms and generous main family bathroom suite. Externally the property is approached via a gated entrance providing ample parking over a shingled driveway leading to a detached double garage. To the rear offers a private and well tended garden space with a brick paved seating terrace open to an area of lawn with a variety of planted and well stocked borders. Sandhurst Village centre is approximately 0.5 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**

Wooden five bar gate to front with pedestrian side gate leading to a shingled drive and detached garage, front enclosed by mature hedgerow and panelled fencing, mulched borders, storage area for bins to side of garage, gutter-fed water butt, close board gate to rear, front garden laid to lawn with high brick party wall, covered log store, planted shrub and rose beds with ornamental Acer trees, brick paved path from drive to covered entrance with studded Oak front door, external light.

### **Snug**

11'5 x 11'2 (3.48m x 3.40m)

Accessed from studded Oak front door, Oak herringbone hardwood flooring, UPVC window to front with radiator below, open access and partition timbers to main living room, exposed brick inglenook fireplace with cast iron wood burning stove over a brick hearth, series of wall lighting with dimmer controls, power points, internal Oak ledged door to dining room, TV point.

### **Living room**

17'2 x 11'3 (5.23m x 3.43m)

Open access from snug, carpeted flooring, open partition timbers to snug, UPVC double bay windows to front incorporating bay window seating with storage, double radiator, power points, TV point.

### **Dining room**

11'8 x 9'3 (3.56m x 2.82m)

Internal Oak ledged door from snug, Oak flooring, UPVC window to rear aspect with radiator below, external hardwood stable door to rear garden, Oak ledged door to a turned carpeted staircase to first floor, storage space below, access to inner hall leading to kitchen and cloakroom, series of wall lights, thermostat.

### **Hallway**

Continuation of the Oak flooring from dining room, exposed joinery, internal Oak door to cloakroom.

### **Utility / cloakroom**

5'8 x 5' (1.73m x 1.52m)

Internal Oak door, ceramic tile flooring, pedestal wash basin with tile splash backs, wall lights, exposed joinery, obscure UPVC window to the rear aspect, single radiator, push flush WC, power point, plumbing for appliance.

### **Kitchen**

9'6 x 9'1 (2.90m x 2.77m)

Metro tile flooring, double radiator, exposed ceiling joinery, UPVC window to rear aspect, kitchen comprises a range of fitted base and wall units with shaker style laminated doors beneath stone effect laminated work surfaces, inset stainless bowl with drainer and tap, tile splash backs, various above counter level power points, integrated electric hob, stainless steel extractor canopy with light over, under counter space for fridge and dishwasher, eye level oven and grill above, tower unit with pull out storage compartments, ceiling light.

### **Stairs and landing**

Oak door from dining room, turned carpeted staircase to first floor, decorative leaded UPVC window to rear aspect, painted timber hand rail, ceiling light.

### **Bathroom**

11'7 x 9'6 (3.53m x 2.90m )

Oak ledged door, double radiator, obscure glazed window to side aspect, further UPVC window to rear, ceiling light, wood effect plank LVT flooring, airing cupboard housing the hot water cylinder via Oak door, freestanding roll top bath with traditional style taps, wall lighting, pedestal Heritage wash basin, Traditional high flush WC, shaver point, shower enclosure with screen doors, wall mounted Aqualisa electric shower, ceramic wall tiling.

### **Bedroom 1**

15' x 9'7 (4.57m x 2.92m)

Internal Oak door, carpeted flooring, UPVC window to rear aspect, exposed joinery, double radiator, power points, internal Oak door to bedroom three.

### **Bedroom 2**

12'3 x 11'2 (3.73m x 3.40m)

Internal Oak door, carpeted flooring, UPVC window to front with radiator below, ceiling light, exposed joinery, power points, TV point.

### **Bedroom 3**

11'1 x 8'7 (3.38m x 2.62m)

Internal Oak door from bedroom 1, carpeted flooring, UPVC window to front with radiator below, power points.

### **Bedroom 4**

11'1 x 8'3 (3.38m x 2.51m)

Internal Oak door, carpeted flooring, UPVC window to front with radiator below, ceiling light, access panel to loft over with pull down loft ladder, power point.

### **Rear garden**

Brick paved terrace from rear elevations providing a seating area, further raised brick edged seating area to one end, garden enclosed by brick wall and panelled fencing, external lighting, area of lawn with planted shrub borders, ornamental trees, brick paved path to side leading to a covered log store, gate to front, oil tank situated to rear of garage screened with trellis fencing, external tap and gutter fed water butts, external side door to garage.

### **Garage**

20'3 x 16'2 (6.17m x 4.93m)

Electrically operated sectional door to front, floor mounted oil boiler, windows to side and rear aspects, power and lighting.

### **Services**

Oil-fired central heating system.

Mains drainage.

Local Authority - Tunbridge Wells Borough Council.

### **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 638 SQ.FT.  
(59.3 SQ.M.)

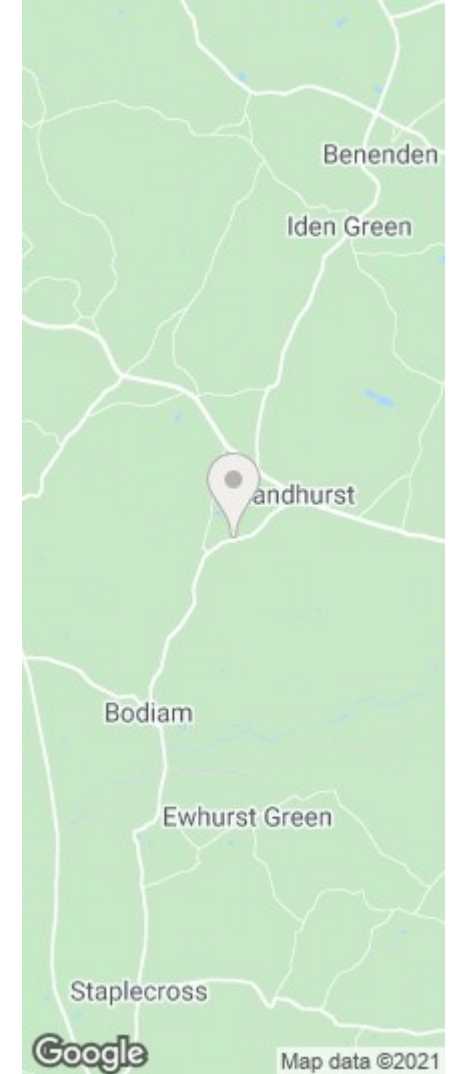


1ST FLOOR  
APPROX. FLOOR  
AREA 622 SQ.FT.  
(57.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1260 SQ.FT. (117.1 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A		Very environmentally friendly - lower CO <sub>2</sub> emissions A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
49	55	38	43

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