



An attractive detached unlisted house with annexe

Bodiam Road, Sandhurst, Cranbrook, Kent, TN18 5LN

£995,000 Freehold





Period four bedroom family home • Under a mile from Sandhurst village centre • Self-contained annexe
• Attractive enclosed gardens • About 0.65 of an acre
• Cranbrook School catchment (2021)

Local Information

Shopping: Sandhurst has a good range of local amenities whilst Tenterden, Cranbrook, Tunbridge Wells and Ashford provide a more extensive range of shopping and leisure facilities. The Swan Inn is 0.7 miles away and the village has a good school, petrol station, shop and farm shop.

Education: There is an excellent selection of schools in the area in both the state and private sectors at primary and secondary levels.

Mainline rail services: from Staplehurst and Etchingham to London Charing Cross and Cannon Street, via Waterloo East and London Bridge. Eurostar trains are available from Ashford International.

Motorway links: The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airport and other motorway networks.

About this property

Primroses is a very attractive unlisted detached four bedroom house, with a one bedroom self-contained annexe. The house has origins believed to date back as far as the 1600's along with more modern additions. The front has pretty weatherboarding with a catslide to the rear punctuated by a first floor extension and dormer

window. A conservatory provides a bright and spacious room to relax and entertain and it leads to the garden.

The ground floor comprises entrance hall, utility room, guest cloakroom, drawing room with wood burner, dining room with wood burner, and kitchen. A door from the kitchen leads into the annexe which comprises kitchen, sitting room, bedroom and en suite shower room. French doors from the sitting room provide access to the garden.

The first floor is made up of four bedrooms, one with en suite shower room, and the main bedroom has "Jack 'n Jill" access to the family bathroom.

The house is reached over a generous driveway with parking for several cars in front of the double garage. A second drive way with a similar amount of parking gives an alternate access, principally for the annexe. The garden of about 0.65 of an acre has a good balance of lawn and planted areas along with a wilder zone. There is a summer house with decking and pergola - ideal for enjoying the garden, a greenhouse and garden shed.



Tenure

Freehold

Local Authority

Tunbridge Wells Borough Council

Services

Oil fired central heating via radiators, mains electric, water and drainage.

Energy Performance

EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Cranbrook Office.

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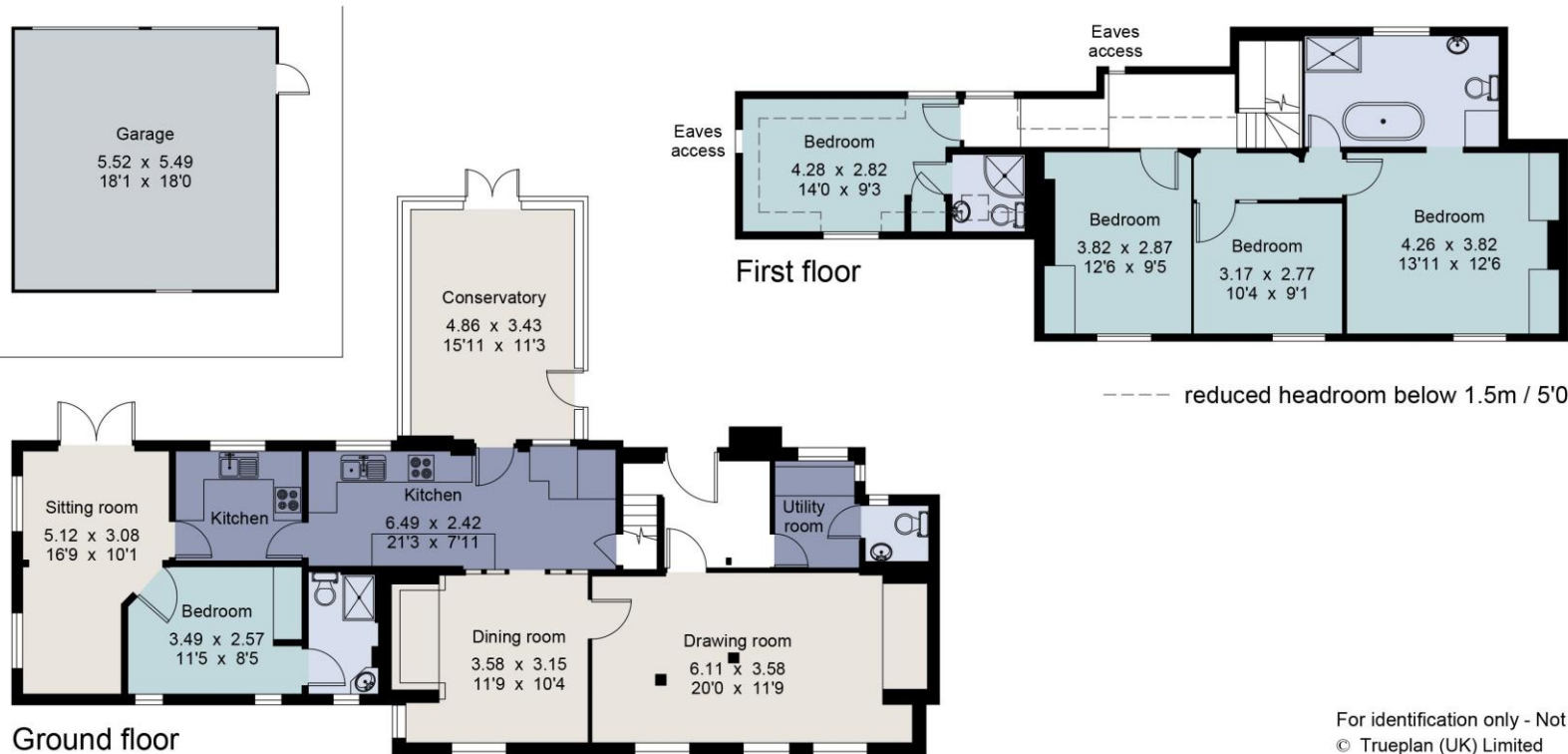
dpetrie@savills.com

Primrose, Sandhurst

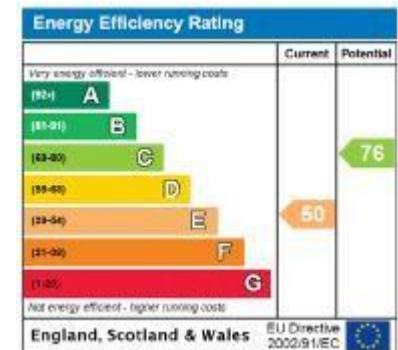
Gross internal area (approx) 203.0 sq m/ 2185 sq ft

Garage 30.3 sq m/ 2511 sq ft

Total 233.3 sq m/ 2511 sq ft



For identification only - Not to scale
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