



Moloney
COUNTRY PROPERTY



10 LINKDEN COTTAGES, RURAL SANDHURST

10 LINKDEN COTTAGES, LOMAS LANE, SANDHURST, KENT TN18 5PU

A WELL PRESENTED, 3 BEDROOM SEMI DETACHED COTTAGE, LOCATED ON A 'NO-THROUGH' LANE ON THE RURAL OUTSKIRTS OF THE VILLAGE, WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA, SITTING IN A GOOD SIZE PLOT, ADJOINING FARMLAND, OFFERING EXCELLENT SCOPE TO EXTEND (STPP). SITTING/DINING ROOM, KITCHEN, SEPARATE UTILITY ROOM, 2 DOUBLE BEDROOMS, SINGLE BED 3, BATH/SHOWER ROOM, DOWNSTAIRS CLOAKROOM. OFF ROAD PARKING. GFCH.

ACCOMMODATION LIST: ENTRANCE HALL, SITTING/DINING ROOM, KITCHEN, REAR LOBBY, CLOAKROOM, WALK-IN STORE. 1ST FLOOR LANDING, 2 DOUBLE BEDROOMS, SINGLE BEDROOM 3, FAMILY BATH/SHOWER ROOM. LARGE FRONT GARDEN, PARKING, GOOD SIZE REAR GARDEN, PAVED TERRACE, GREENHOUSE, TIMBER GARDEN STORE. UTILITY ROOM. GFCH.



Pathway to the

Front door with inset glazed panels & matching panel to side to:

ENTRANCE HALL: UPVC double glazed window to the side. Stairs with painted balustrade to the first floor with under stairs storage cupboard.

SITTING/DINING ROOM: Two double glazed windows to the front. Exposed brick fireplace inset with basket for open fire. Coved ceiling. Space for dining table. Storage cupboard. Opening to:

KITCHEN: Double glazed window enjoying views over the rear garden. Fitted with range of cream base and wall units with square edge woodblock worktop over, inset with single bowl, single drainer ceramic sink unit. Gas hob with concealed extractor/light over, Electrolux oven below. Shelved larder cupboard. Integrated Bosch dishwasher, Hotpoint integrated larder fridge with matching freezer below. Tiled splash-backs, tiled floor. Inset ceiling lights. Glazed wooden door to:

REAR LOBBY: UPVC part glazed door leading out to the rear garden. Cloaks hooks, shoe storage space. Door to store &

CLOAKROOM: High level obscure glazed window to side. Fitted with high level WC. Painted brick walls.

STORE: Extensive shelving & storage space.

Stairs to:

FIRST FLOOR LANDING: UPVC double glazed window enjoying views over the rear garden and countryside beyond. Hatch to loft space, housing gas boiler servicing hot water and central heating.

GUIDE PRICE £440,000



BEDROOM ONE: UPVC double glazed window to the front. Fitted with built in storage cupboards, comprising shelved cupboard and wardrobe cupboard with hanging rail.

BEDROOM TWO: UPVC double glazed window to the front. Cupboard housing hot water tank with matching cupboards above.

BATH/SHOWER ROOM: Obscure double glazed window to the rear. Fitted with white suite comprising WC, semi integrated hand basin set into range of storage cupboards with wood effect surround & panelled bath with shower over, bi-folding glass shower screen to side, set into tiled surround. Inset ceiling lights, ladder style heated towel rail.

BEDROOM THREE: UPVC double glazed window to the rear enjoying far reaching rural views.

OUTSIDE: The property is approached from a 'no through' lane over a gated driveway, providing parking. A pathway leads to the front door, the front garden is of excellent size, mainly laid to lawn with extensive, well planted beds and borders. The pathway leads around into the large rear garden, opening out to a paved terrace area with space for alfresco dining. The rear garden is also mainly laid to level lawn with central raised beds, timber garden store & greenhouse. Hedged boundaries to both sides, post and rail fence to the rear enables views over adjoining countryside. The utility room is accessed at the rear of the house with plumbing for washing machine, Butler's sink & storage space.

SERVICES: All mains services are connected. Gas fired central heating.

FLOOR AREA: 98m² (1,055 ft²) Approx.

EPC RATING : 'D'

LOCAL AUTHORITY: Tunbridge Wells Borough Council.

COUNCIL TAX BAND : 'C'

TENURE: Freehold

TRANSPORT LINKS: For the commuter, Robertsbridge and Etchingham stations provide services to London Bridge, Waterloo, Charing Cross, Cannon Street. The Motorway network (M25) can be easily accessed at Junction 5 (A21) north of Sevenoaks.

DIRECTIONS: Travelling south towards Hastings on the A21, turn left at the Flimwell traffic light towards Hawkhurst & Rye, A268. Continue straight on through the traffic lights to Sandhurst, continue through the centre of the village, taking the left turn into Lomas Lane, No 10 will be found on the left after a short distance.

What3Words (Location): ///couriers.evenly.over

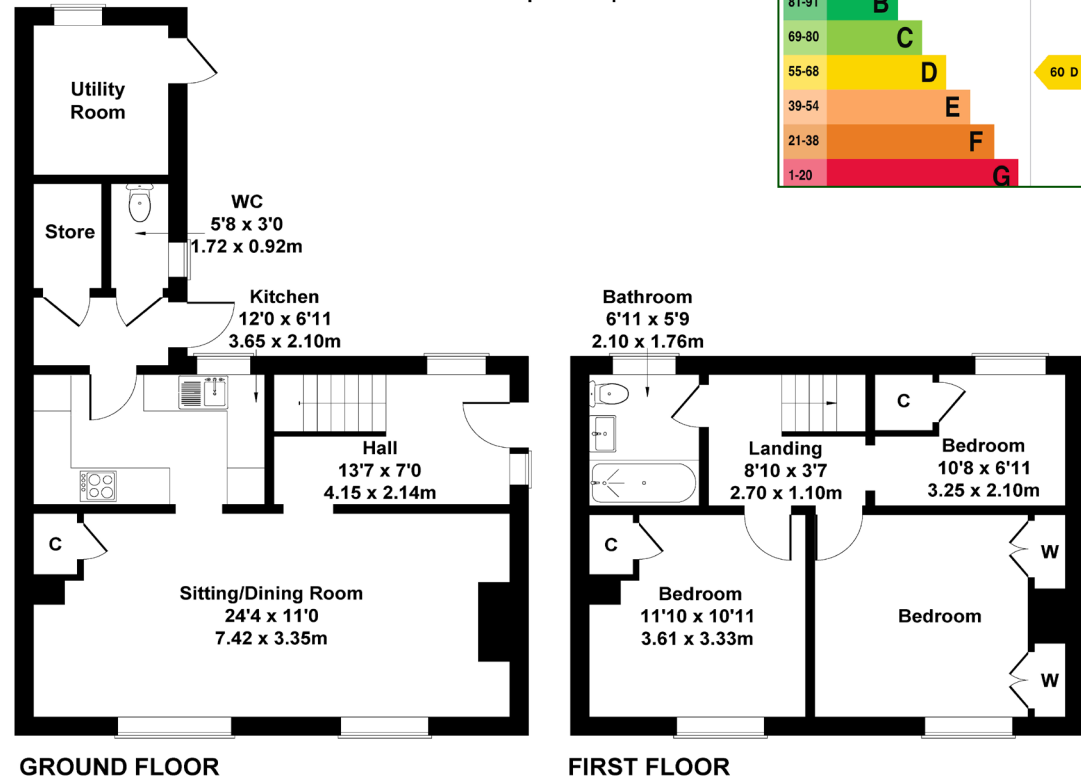
VIEWING: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.



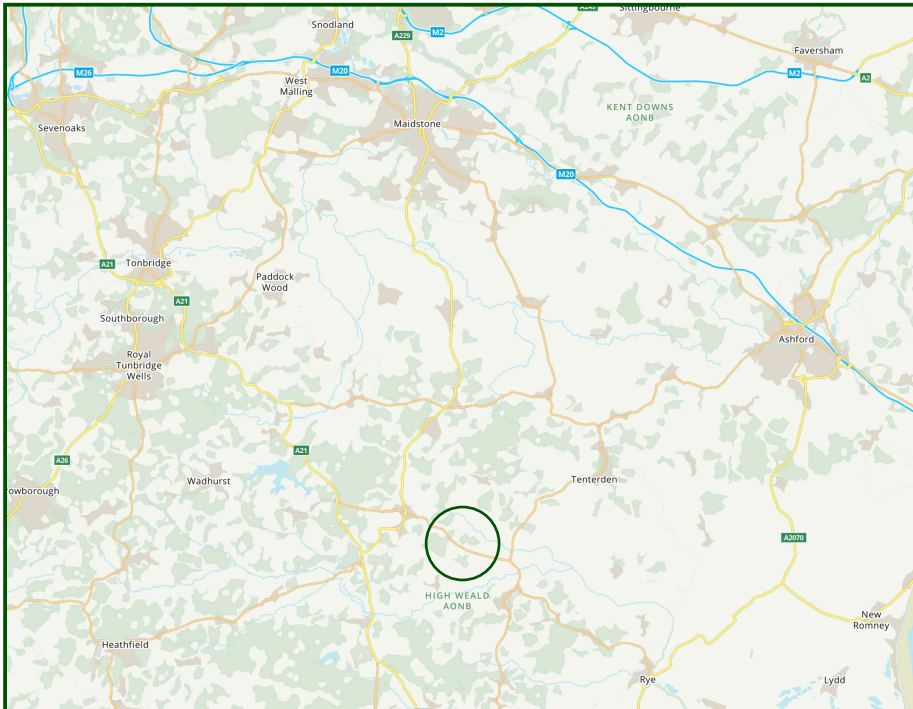
10 Linkden Cottages

Approximate Gross Internal Area
1055 sq ft - 98 sq m

Score	Energy rating	Current	Potential
92+	A		106 A
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Not to Scale.
For Illustrative Purposes Only.



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

MOLONEYCOUNTRYPROPERTY.COM

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