



Lambert & Foster



TYLERS

RYE ROAD | SANDHURST | KENT | TN18 5JE

*First time on the market in 55 years, is this pretty Grade II Listed semi detached cottage, now offering scope for sympathetic updating of the interior fixtures and fittings, well proportioned sitting room with feature inglenook fireplace and beamed ceiling, vaulted dining area, three bedrooms and two attic rooms, complemented by both front and rear lawned gardens, block paved drive and detached double garage, all occupying a convenient central village location, overlooking Lower Green. Cranbrook School catchment area.
No onwards chain.*

Guide Price £500,000

FREEHOLD





TYLERS

RYE ROAD, SANDHURST, KENT, TN18 5JE

Tylers is a pretty, semi detached Grade II Listed cottage, presenting mixed elevations of brick, tile hanging and weatherboarding, set with oak framed leaded light windows, beneath a pitched clay tiled roof. The accommodation is arranged over two floors retaining features indicative of the period including a wealth of exposed beams, studwork and upgraded oak latched cottage doors. A particular feature is the sitting room with good head height, beamed ceiling, feature inglenook fireplace with oak bressummer, canopy hood, useful storage cupboard alongside and walk in cupboard with book shelving, parquet floor and an aspect to front with pleasant outlook across the garden. A rear dining area has a vaulted ceiling, parquet floor and an aspect to rear. The kitchen has fitted units worksurface, inset 1 1/2 bowl stainless steel sink unit with mixer tap over, four burner electric hob and integrated eye level oven and grill, tiled floor, space and plumbing for washing machine and dishwasher, a double aspect with pleasant outlook across the garden. In addition, there is a cloakroom and a rear porch.

An open tread staircase leads up to the first floor landing, with fitted book shelving and exposed floorboards, access to useful under eaves storage, latched cottage doors leading off to bedroom one with exposed floorboards and a feature brick fireplace, a walk in wardrobe and an aspect to front enjoying a pleasant outlook across the garden. Bedroom two is a double room, bedroom three a single room. The bathroom is fitted with a white suite. Stairs lead up to an attic room used as a bedroom, with exposed floorboards, set beneath eaves with aspect to side and a door to a separate attic, offering potential for further accommodation, subject to obtaining all relevant consents.

Outside, open access onto a block paved drive leading up to a turning head and to a detached double garage. The front garden is laid to lawn with established hedging. A wooden picket gate leads to rear garden, complementing the accommodation well, laid to lawn with magnolia, block paved pathway, all enclosed by established laurel hedging.



- A pretty Grade II Listed semi detached cottage
- Scope for interior updating
- Sitting room with inglenook fireplace
- Vaulted rear lobby/dining area
- Fitted kitchen, cloakroom and rear porch
- Three bedrooms and a bathroom
- Attic rooms
- Driveway & double garage
- Cranbrook School catchment area
- No onwards chain

VIEWING: By appointment only.
Cranbrook Office: 01580 712888.

WHAT3WORDS: bloom.smiled.blanket

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas fired central heating

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band E **EPC:** N/A

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

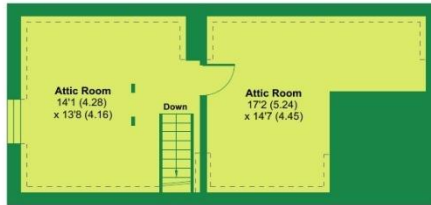
For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Tylers, Rye Road, Sandhurst, Cranbrook, TN18 5JE



Approximate Area = 1616 sq ft / 150.1 sq m (excludes void)
 Limited Use Area(s) = 56 sq ft / 5.2 sq m
 Garage = 309 sq ft / 28.7 sq m
 Outbuilding = 9 sq ft / 0.8 sq m
 Total = 1990 sq ft / 184.8 sq m

For identification only - Not to scale



SECOND FLOOR

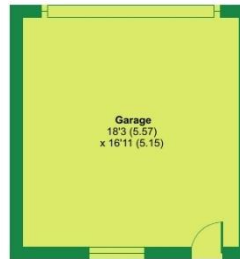


FIRST FLOOR



GROUND FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lambert and Foster Ltd. REF: 1434443

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