



**1 ROSEMEADOW COTTAGES
RISDEN LANE, NEAR SANDHURST, KENT TN18 5DU**

1, ROSEMEADOW COTTAGES RISDEN LANE NR SANDHURST KENT

TN18 5DU

Sandhurst	-	1.7 miles
Hawkhurst	-	2.3 miles
Cranbrook	-	5.6 miles
Tunbridge Wells	-	17.3 miles

An opportunity to renovate a semi-detached farm cottage in a truly rural location.

- Two-bedroom semi-detached cottage (EPC rating: F).
- In need of renovation
- Timber framed workshop
- Garden backing onto farmland
- Private parking
- Extending in all to approximately 0.13 acres

FOR SALE BY PRIVATE TREATY

GUIDE: OFFERS IN EXCESS OF £250,000

VIEWING: - Strictly by appointment via the sole agents:

BTF Partnership
Euston House
82 High Street
Heathfield
TN21 8JD
01435 864455

LOCATION

The property is located approximately 1.7 miles to the north-west of Sandhurst, 2.3 miles to the south-east of Hawkhurst, and 17.3 miles to the south-east of Tunbridge Wells.



DESCRIPTION

The property, which forms one half of a pair of semi-detached farm worker's cottages, has been within the same family ownership for more than forty years.

THE COTTAGE

The cottage, which is believed to date from around 1873 is now in need of renovation, and briefly comprises:

Entrance Porch: Fully enclosed with door to:

Living Room: (double aspect) Wood burner with back boiler set into chimney breast.

Kitchen: Matching base and wall-mounted storage units. Stainless-Steel sink and drainer. Space for electric oven, wall-mounted radiator served by Understairs cupboard. Stairs to **First Floor**.

Utility Area with space and plumbing for washing machine.

Family Bathroom: Panelled bath, wash basin set into vanity unit, and W.C.

Rear Lobby with door to outside.

FIRST FLOOR

Bedroom 1: Exposed floorboards, cupboard housing hot water immersion tank.

Bedroom 2: Storage cupboard, and stairs to **Second Floor**.

SECOND FLOOR.

Attic Room 1 with exposed floorboards, and door to:

Attic Room 2

OUTSIDE

A gate leads from the private **Parking Area** to the cottage. The garden is predominantly laid to lawn, interspersed with a variety of trees and shrubs, together with a paved seating terrace and timber a framed workshop (in need of renovation).





DIRECTIONS

From the traffic lights in the centre of Hawkhurst village head east on the A268 towards Sandhurst. After approximately 1.7 miles turn right into Risden Lane. Continue on Risden Lane for approximately 600 yards (550m) and then turn left into the driveway for Risden Farm. Continue straight ahead, passing through the agricultural barn and then turn right through the second agricultural barn, whereafter you will join a concrete drive leading to Rose Field yard and Rosemeadow Cottages. 1 Rosemeadow Cottages will then be found at the end of the drive on the left-hand side.

What3Words: trickled.factory.fatter

SERVICES

Mains electricity and water and shared private drainage.

PLEASE NOTE:

The vendor intends to install a new shared Sewage Treatment System and the purchaser of 1 Rosemeadow Cottages will be requested to make a contribution in the sum of £5,000 towards the costs involved.

TENURE

The property is freehold and will be sold with vacant possession upon completion.

LOCAL AUTHORITY

Tunbridge Wells Borough Council.

COUNCIL TAX: Band C

METHOD OF SALE

The property is offered for sale by private treaty.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.



PLANS

The plans provided are for identification purposes only, and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

ACCESS

Access to the property is via a shared driveway within third party ownership.

PURCHASER IDENTIFICATION

In accordance with the anti-money laundering regulations, we are required to obtain proof of identification for all purchasers. BTF employs the services of 'Thirdfort' to verify identity and residence.

PHOTOGRAPHS

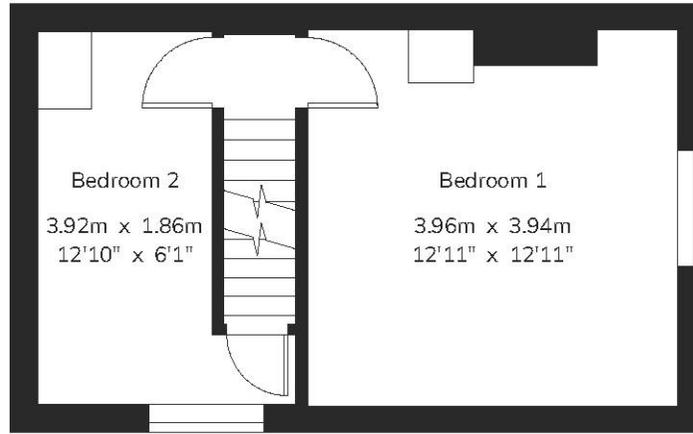
Photographs taken in March 2026.

VIEWINGS

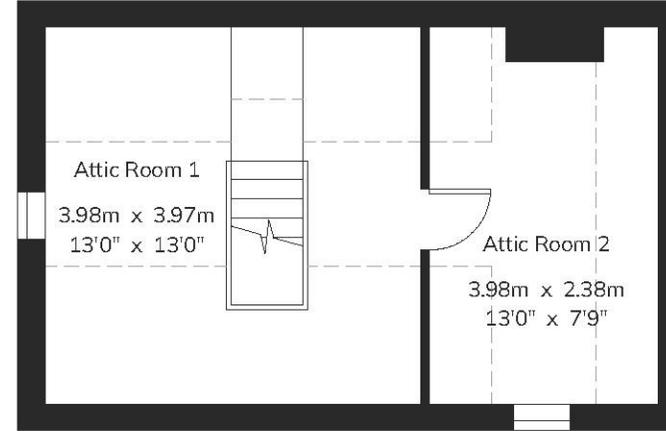
The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.

AGENT'S NOTE

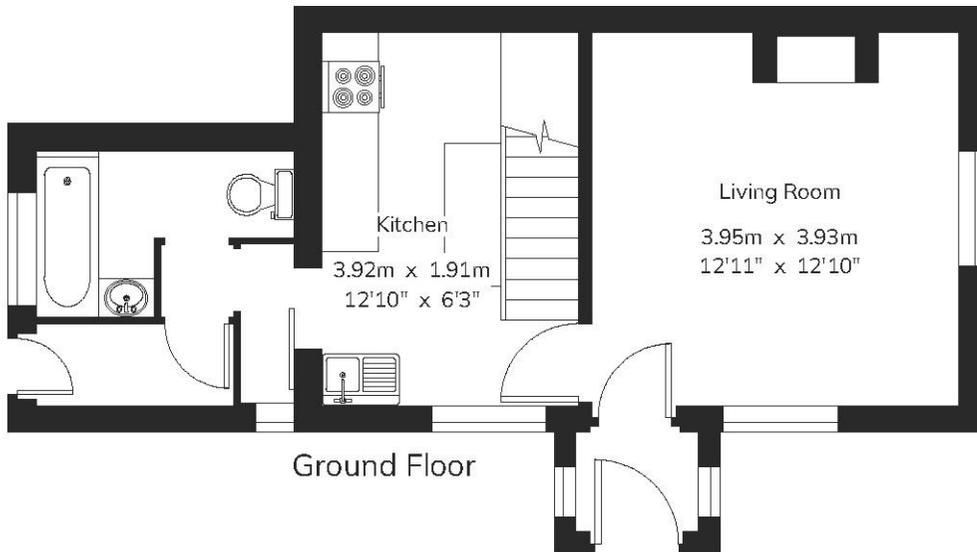
We have prepared these sale particulars as a general guide and none of the statements contained within them should be relied upon as a statement of fact. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.



First Floor



Second Floor

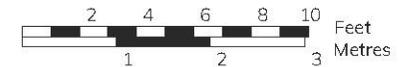


Ground Floor



1 Rosemeadow Cottages

Gross Internal Area : 89.1 sq.m (948 sq.ft.)



For Identification Purposes Only.

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BOUNDARIES EDGED IN RED FOR IDENTIFICATION PURPOSES ONLY.





Land and Property Experts

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