

RADFORDS
ESTATE AGENTS

Village Houses



**38 BRAMLING GARDENS
SISSINGHURST
KENT
TN17 2DY
PRICE £530,000 FREEHOLD**



The Estate Office, Crampton House
High Street, Staplehurst
Kent, TN12 0AU

enquiries@radfordsestates.co.uk
www.radfordsestates.co.uk
01580 893152

38 BRAMLING GARDENS, SISSINGHURST, KENT, TN17 2DY

AN EXCEPTIONAL AND IMMACULATELY PRESENTED LINK-DETACHED HOUSE ON SELECT VILLAGE DEVELOPMENT ON THE OUTSKIRTS OF SISSINGHURST

ENTRANCE HALL, CLOAKROOM, LIVING ROOM/DINING ROOM, RECENTLY REFURBISHED KITCHEN, LANDING, EXCEPTIONAL MAIN BEDROOM WITH ENSUITE, TWO FURTHER BEDROOMS, FAMILY BATHROOM, GARAGE, GARDENS

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Sissinghurst proceed into Common Road and the entrance to Bramling Gardens will be found a short way along on the right-hand side. Proceed into Bramling Gardens, bear round and the entrance to the cul de sac will be on the right-hand side, identified by the house numbers.

DESCRIPTION

This quite exceptional and immaculate family home offers not only spacious accommodation but in all ways is finished to the highest possible standard throughout. The immaculate fitted carpets, blinds and curtains are all included. In 2023 the kitchen was completely refitted to a high standard. The main living room area overlooks a beautifully maintained garden. One of the features is the magnificent and spacious master bedroom with ensuite. An internal inspection is highly recommended to appreciate what is on offer.

Situated in the village of Sissinghurst and close to the lovely historic Wealden town of Cranbrook with its range of excellent shopping facilities. Access is also easy for commuting with a frequent train service from nearby Staplehurst with services to London Charing Cross, Waterloo and Cannon Street in under an hour and there are excellent car parking facilities available at the station. There is a local primary school within the village and the property falls within the Cranbrook School Catchment Area.



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The accommodation comprises: -

FRONT DOOR

Opening to:

ENTRANCE HALL

Radiator.

CLOAKROOM

Hand wash basin and WC in vanity unit. Tiled splashbacks. Heated towel rail. Wall mirror.

LIVING ROOM/DINING AREA

Patio doors and windows opening onto rear terrace with fitted blinds. A feature of this room are the twin Velux roof lights providing a unique ambiance to the room. Fitted carpeting. Three radiators. Useful deep understairs cupboard with plumbing for washing machine and fitted shelving.

KITCHEN

Range of quality base and eye level units with under lighters and inset stainless steel sink unit with monobloc tap. AEG induction hob. AEG double oven. John Lewis American style fridge freezer. Integrated AEG dishwasher. The kitchen is well fitted with cutlery drawer and bin drawers. Radiator. Spotlights.

STAIRCASE

Fitted carpeting. Leading to:

LANDING

Access to insulated loft area. Radiator. Airing cupboard with hot water cylinder and shelving.

FEATURE MAIN BEDROOM

Two windows to rear with fitted venetian blinds and curtains. Fitted carpeting. Two radiators. Full range of quality inbuilt wardrobe cupboards, dressing table with mirror and matching bedside tables. Area with built in desk and drawers.

ENSUITE

Window to front. Walk-in shower. Hand wash basin and WC in vanity unit. Wall-mounted mirror. Medicine cabinet. Heated towel rail.

BEDROOM 2

Window to rear with venetian blind. Radiator. Fitted carpeting. Fitted double wardrobe cupboard and dressing table.

BEDROOM 3

Window to front with venetian blind. Radiator. Fitted carpeting.

FAMILY BATHROOM

Window to front with fitted venetian blind. Panelled bath with shower attachment and glazed screen. Vanity unit incorporating WC and hand wash basin. Heated towel rail.

FRONT

The property enjoys an area of frontage with wicker fencing which is neatly maintained with shrubs and borders. Paving and side access through gate to rear. Brick blocked car parking area with access to garage.

GARAGE

Electrically operated door. Light and power. Personal door.

REAR GARDEN

A lovely and well-maintained garden featuring split-level terrace with feature steps. The garden is laid mainly to lawn with established shrubs. Useful bin storage area. Outside security lighting and tap. Garden shed.

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AGENTS NOTE

There is a yearly service charge for the maintenance and upkeep of the development which is payable half yearly at £273.66 per six months.

COUNCIL TAX

Maidstone Borough Council Tax Band E

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: B

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.

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FLOORPLANS



Total area: approx. 138.4 sq. metres (1490.0 sq. feet)

Dimensions are approx.
Garage floor area included in total area

Plan produced using PlanUp.