



SHERWOOD, SISSINGHURST
£625,000

DEBORAH TROTT
POWERED BY
exp UK

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DEBORAH.TROTT@EXP.UK.COM

07884 556228

@DEBORAHTROTTPROPERTY

- Detached Family Home
- Four Bedrooms
- Master with En Suite
- Sitting Room
- Dining Room
- Study / Snug / Playroom
- Kitchen & Utility Room
- Conservatory
- Enclosed Rear Garden
- Off Road Parking

ACCOMMODATION

Sherwood offers bright, spacious and flexible accommodation comprising a large sitting room, dining room, study / snug, fitted kitchen utility room and conservatory. A downstairs cloakroom and integral garage complete the ground floor. On the first floor there are four bedrooms together with the family bathroom. The master bedroom enjoys the benefit of a walk in wardrobe and ensuite bathroom.

Originally built in the 1950's, the property has been extended and improved, measuring over 2600sq ft. There is further scope to extend and full planning permission has been granted. My vendor has secured planning permission for a side and rear extension. Reference 22/00336/FULL.

REAR GARDEN

The enclosed rear garden has a good sized patio area with steps to the lawn and mature trees and planting to the borders. There is a large secure storage shed.

INTEGRAL GARAGE & SECURE DRIVEWAY

A private driveway affords offroad parking for four cars with electric gate access.











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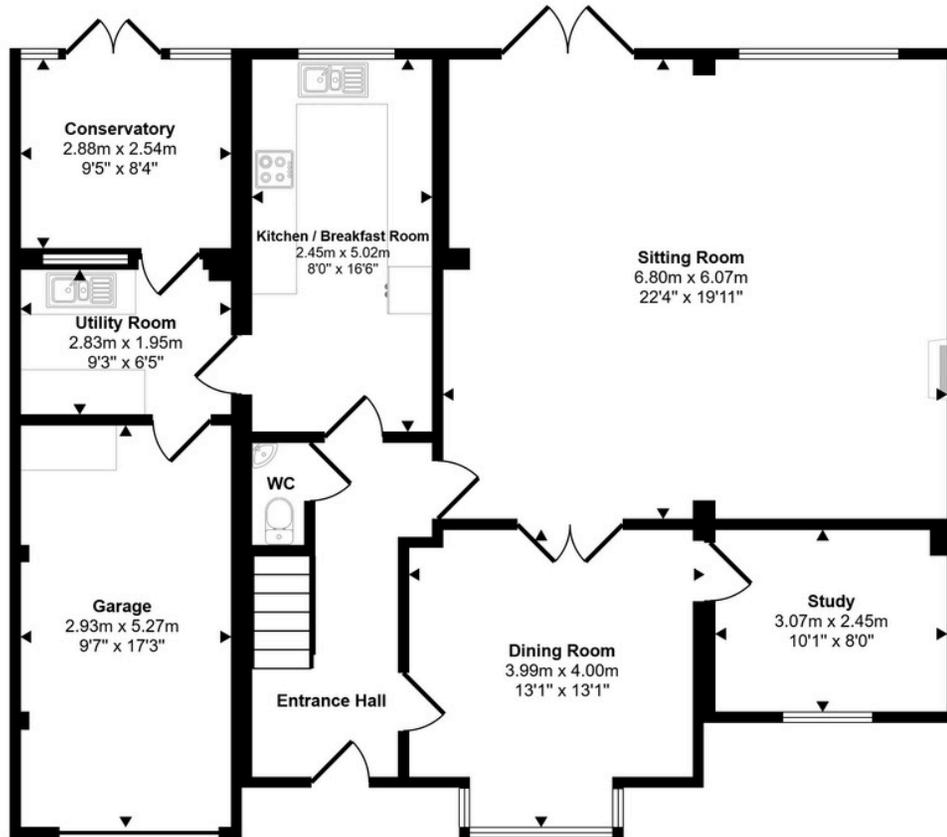
LOCATION

Located in **Wilsley Pound** between Cranbrook and Sissinghurst, Sherwood is within easy access to excellent amenities and sits within the catchment area for the much sought after Cranbrook School. **Sissinghurst** is a most charming village with a post office/village shop offering local produce, a historic 16th-century pub and restaurant, The Milk House and a renowned National Trust Castle and Gardens . Just a short distance away, the historic market town of **Cranbrook** has broad high street of specialist shops, restaurants, and public houses, along with essential amenities including a Coop, doctors' surgery, library, bank, leisure center, and schools. Tenterden is also nearby, just 8.5 miles away and coastal visits to Rye, Hastings or Camber Sands are also easily accessible.

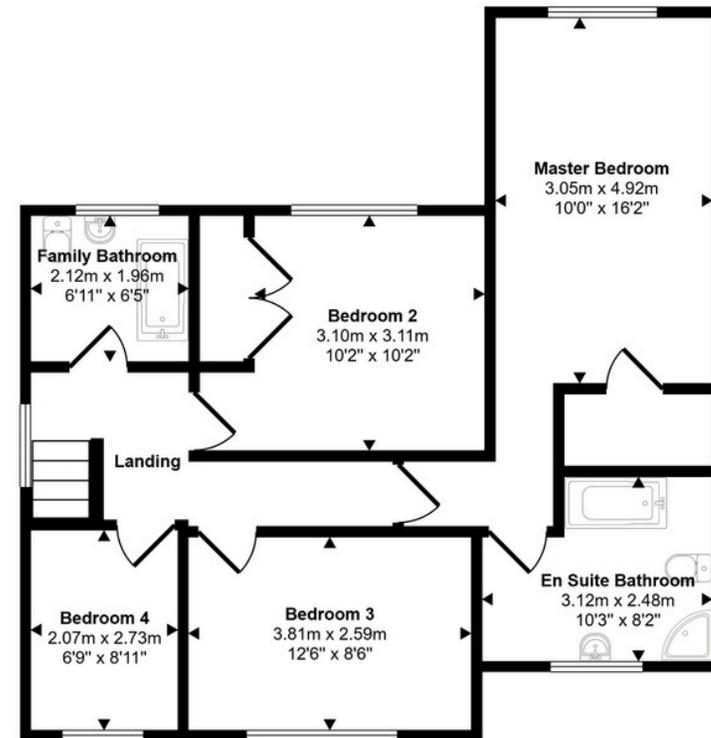
Staplehurst mainline station is approximately 5 miles away and offers a regular services to London and Ashford International. The A21 and A229 are within easy reach and facilitate access to Royal Tunbridge Wells, the M25 for links to London, Gatwick and Heathrow airports, and the M20 for Ashford International, Folkestone and Dover.



Approx Gross Internal Area
190 sq m / 2048 sq ft



Ground Floor
Approx 120 sq m / 1297 sq ft



First Floor
Approx 70 sq m / 751 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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