

Plot 12 Gallica, Sissinghurst, Cranbrook, TN17 2ER

Asking price £1,550,000

Council Tax Band:

ALEXANDER MASON
H O M E S



Open Days and Local Rewards Running Over November — A premiere property in this boutique development of 8 remaining houses, epitomising the luxury, elegance and quality of Gallica. Eye-catching architecture, spa like bathrooms and intuitive smart home technology combine traditional living with modern ease.

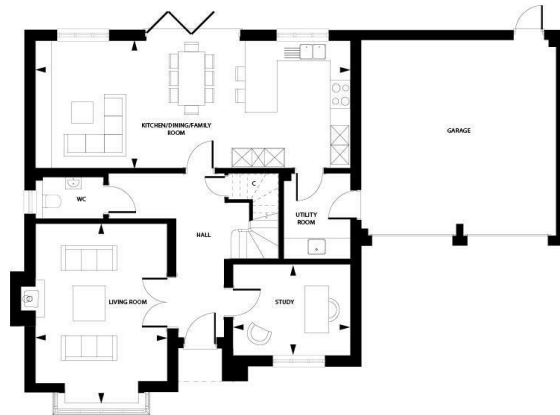
ALEXANDER MASON HOMES

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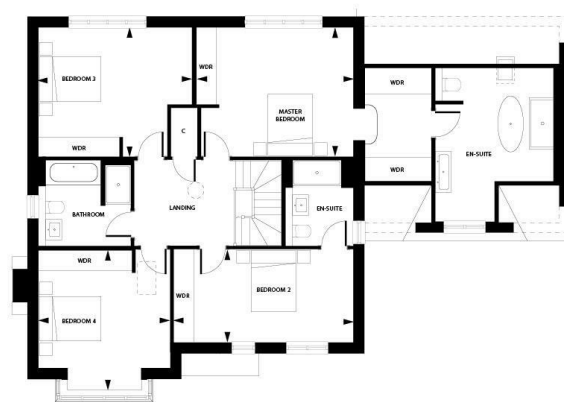
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GROUND



FIRST



THE VITA
PLOT 12
4 BEDROOM DETACHED HOUSE



Ground Floor
KITCHEN / DINING / FAMILY
9690 mm x 3930 mm / 31'9" x 12'11"
LIVING ROOM
4060 mm x 5530 mm / 13'4" x 18'2"
STUDY
3620 mm x 2820 mm / 11'10" x 9'3"
GARDEN (AT WIDEST POINTS)
17713 mm x 9711 mm / 58'1" x 31'10"

First Floor
BEDROOM 1
4830 mm x 3980 mm / 15'10" x 13'1"
BEDROOM 2
5530 mm x 2870 mm / 18'2" x 9'5"
BEDROOM 3
4730 mm x 3980 mm / 15'6" x 13'1"
BEDROOM 4
4060 mm x 4300 mm / 13'4" x 14'1"

The dimensions given are subject to variation and are not intended to be used for sizing of furniture

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	