

Plot 11 Gallica, Sissinghurst, Cranbrook, TN17 2ER

Asking price £1,400,000

Council Tax Band:

ALEXANDER MASON  
H O M E S



Open Days and Local Rewards Running All November — An impressive double-fronted 4-bedroom detached house with a spacious double garage. Combining traditional design elements with contemporary specifications, technology and appliances, this house is crafted for modern rural lifestyle.

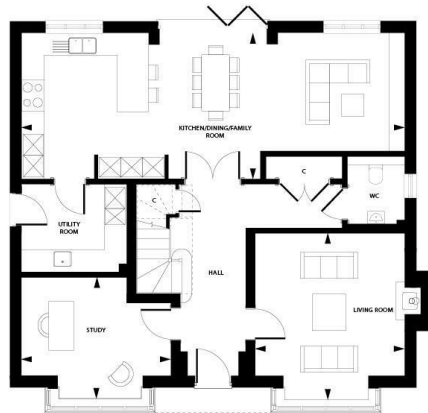
# ALEXANDER MASON HOMES

99 Bell Street  
Reigate  
Surrey  
RH2 7AN

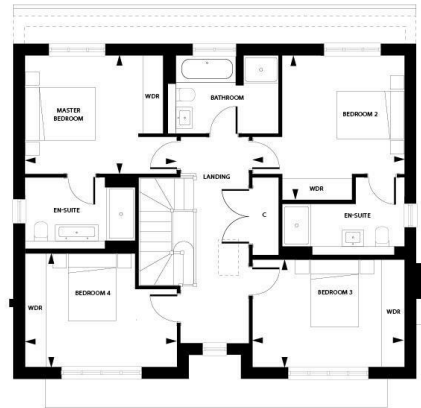
01737 422 050

info@alexandermasonhomes.com

GROUND



FIRST



THE NICOLOSON  
**PLOT 11**  
4 BEDROOM DETACHED HOUSE



Ground Floor  
KITCHEN / DINING / FAMILY  
10700 mm x 4080 mm / 35'1" x 13'5"  
LIVING ROOM  
4180 mm x 4650 mm / 13'8" x 15'3"  
STUDY  
4180 mm x 3430 mm / 13'8" x 11'3"  
GARDEN (AT WIDEST POINTS)  
23672 mm x 10612 mm / 77'8" x 34'10"

First Floor  
BEDROOM 1  
4290 mm x 3340 mm / 14'1" x 11"  
BEDROOM 2  
4290 mm x 4080 mm / 14'1" x 13'5"  
BEDROOM 3  
4290 mm x 3030 mm / 14'1" x 9'11"  
BEDROOM 4  
4290 mm x 3210 mm / 14'1" x 10'6"

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

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