



Lambert & Foster



SQUIRRELS DREY

SATINS HILL FARM | FRITTENDEN ROAD | SISSINGHURST | TN17 2AH

A newly converted, end of terrace barn providing well proportioned and presented single storey, three bedroom accommodation, including open plan and vaulted kitchen/dining/family room and a rear garden extending to approximately 14m, parking for three cars, all enjoying a semi rural location set within this former farmstead.

Cranbrook School Catchment area.

Guide Price £475,000

FREEHOLD



SQUIRRELS DREY

SATINS HILL FARM | FRITTENDEN ROAD | SISSINGHURST | KENT | TN17 2AH

Squirrels Drey is a newly converted, single storey, end of terrace barn conversion presenting timber clad, weather boarded elevations set with UPVC double glazed windows, beneath a pitched corrugated metal roof with roofline windows. The well presented accommodation includes feature open plan and vaulted kitchen/dining/family room with exposed beams and fitted kitchen area with granite worktops, breakfast bar, integrated appliances include Beko electric hob and fan assisted oven, space and electric point for upright/fridge freezer, space and plumbing for washing machine and dishwasher, a pleasant aspect to rear incorporating sliding patio doors to the garden. Accessed from a central hall, three bedrooms include a main bedroom with an en suite shower fitted with a white suite. A separate family bathroom is also fitted with a white suite including a panelled bath. Accessed from single bedroom 3, a loft hatch and extendable ladder provide access to an extensive, fully boarded roof space with roofline windows, which subject to planning could offer further accommodation, if desired.

Outside, to front is gravel parking for three cars. The rear garden approximately 14m 40 x 11m 15 is laid to lawn with deck seating area, all enclosed by post and rail fencing. The outlook extends out across the neighbouring paddock.



- Total floor area approximately 950 ft² (88.2 m²)
- Hall
- Vaulted and open plan kitchen/dining/family room
- Three bedrooms incorporating a main bedroom with en-suite shower room
- Family bathroom
- Gabarron thermostatically controlled electric radiators
- UPVC double glazing
- Parking for three vehicles
- Rear garden approximately 14m x 11m
- Sissinghurst High Street approximately 0.8 miles
- Cranbrook High Street approximately 2.5 miles
- Staplehurst mainline station approximately 4 miles
- Cranbrook School catchment area

DIRECTIONS

From the Wilsley Pound roundabout, on the outskirts of Cranbrook, follow the A229 in the direction of Staplehurst/Maidstone. Take the minor right-hand turning signposted to Frittenden and proceed to the end and across the staggered crossroads into Frittenden Road. Continue on for approximately 0.5 miles past the entrance to Spongs Lane and on, turning left into the wide farm style entrance, set off a left hand bend. Proceed through the wooden five bar gates up the farm track and on past the pair of semi-detached cottages whereupon Squirrels Drey will be found on the left-hand side, position at the far end.

GENERAL

Tenure: Freehold

Services: Mains electricity and water. Electric heating.
Newly installed individual private sewage treatment plant.

Mobile coverage: Likely

Internet coverage: Ultrafast 1000 Mbps/220 Mbps

Local authority: www.tunbridgewells.gov.uk

Council tax: TBC **EPC:** TBC

VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate or

Squirrels Drey, Satins Hill Farm, Frittenden Road, Sissinghurst, TN17 2AH

Approximate Area = 950 sq ft / 88.2 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lambert and Foster Ltd. REF: 1131373

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

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Paddock Wood,
Kent TN12 6DS

CRANBROOK, KENT

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Weald Office, 39 High St,
Cranbrook, Kent
TN17 3DN

HYTHE, KENT

Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe,
Kent CT21 4HU

WADHURST, SUSSEX

Tel. 01435 873 999
Helix House, High Street,
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TN5 6AA

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