



# Lambert & Foster



## BOLERO COTTAGE

THE STREET | SISSINGHURST | KENT | TN17 2JJ

*A deceptively spacious end of terrace house, circa 2000's, providing three double bedroom accommodation including a main bedroom with an en suite shower room, open plan sitting/ dining room, complemented by a south facing, courtyard style, rear garden and a single garage en bloc, all occupying a prominent high street location with immediate access to amenities. Cranbrook school catchment area.*

Guide Price £415,000

FREEHOLD





## BOLERO COTTAGE

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Bolero Cottage is a modern circa 2000s, end of terrace house, presenting mixed elevations of brick and tile hanging, set with wooden windows, beneath a pitched tiled roof. The well presented and proportioned accommodation is arranged over the three floors with features including the open plan sitting room/dining room with solid oak floor, decorative fireplace housing mains gas fire and UPVC double doors to the rear courtyard garden. The kitchen is fitted with units and worktop with tiled splashbacks, some integrated appliances include double oven and grill, microwave oven, four burner hob with filter hood over, dishwasher, fridge/freezer, space and plumbing for washing machine and an aspect to front. Three double bedrooms include a main bedroom with built-in wardrobes and aspect to rear with distant countryside views. An en suite shower room is fitted with a white suite. Bedroom two has a built-in wardrobe with aspect to front. Second floor bedroom three has built-in wardrobes, access to under eaves storage and an aspect to rear with distant countryside views. The family bathroom is fitted with a white suite and includes a panelled bath with shower attachment over.

Outside, black metal railings with a block paved pathway lead up to the front door with established shrubs to either side. A shared driveway positioned to the side of the property, leads down to an en bloc single garage (the garage belonging to this property is positioned on the left-hand side when facing on). The south facing courtyard garden is paved and fenced.





- Total floor area approximately 994 ft<sup>2</sup> (92.3 m<sup>2</sup>)
- Hall and cloakroom
- Sitting room/dining room open plan with double UPVC doors
- Fitted kitchen
- Three double bedrooms including a main bedroom with en-suite shower room
- Family bathroom
- Mains gas fired central heating and double glazing
- Rear south facing courtyard style garden
- Single garage en bloc
- Immediate high street amenities, pavement and footpath access to Cranbrook
- Staplehurst mainline station approximately 5.5 miles
- Cranbrook School catchment area

## DIRECTIONS

On entering Sissinghurst village from the direction of Cranbrook, proceed along the high street 'The Street' whereupon Bolero Cottage will be found on the right hand side opposite The Milkhouse gastropub.

## GENERAL

**Tenure:** Freehold

**Services:** Mains electricity, water and drainage. Mains gas fired central heating.

**Local authority:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**Council tax:** Band E **EPC:** C (72)

**Mobile Coverage:** Likely

**Broadband:** Superfast 56 Mbps

## 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 only.

### The Street, Sissinghurst, Cranbrook, TN17

Approximate Area = 994 sq ft / 92.3 sq m

Garage = 159 sq ft / 14.7 sq m

Total = 1153 sq ft / 107 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheccom 2024. Produced for Lambert and Foster Ltd. REF: 1167938

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