



125

— YEARS OF —

**Lambert
& Foster**



SUNNYVIEW BARN, SATINS HILL FARM,
SISSINGHURST, KENT TN17 2AH



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& Foster**



SISSINGHURST 1 MILE | CRANBROOK 2 MILES | STAPLEHURST 3.5 MILES

SUNNYVIEW BARN, SATINS HILL FARM, SISSINGHURST, KENT TN17 2AH

A fine detached converted barn, providing very well proportioned and presented four bedroom (three en suite) family accommodation, including impressive vaulted and fitted kitchen/dining room, vaulted sitting room all arranged over the ground floor, complemented by garden and paddock in total extending to 1.43 acres with ample parking, all occupying a semi rural location, within this former farmstead. Cranbrook school catchment area.

GUIDE PRICE £955,000 FREEHOLD



SITUATION

Sunnyview enjoys a semi rural location approached via a shared private drive, set to the rear of this former farmstead of former agricultural buildings now all residentially converted. The nearby, popular village of Sissinghurst provides good everyday amenities including general store more than primary school newly built village hall and popular Milk House pub and restaurant. Cranbrook town provides a comprehensive range of amenities including professional services and leisure center with swimming pool and Cranbrook school a coeducational state funded boarding and day grammar school. Excellent educational facilities in both the state and private sectors are available locally including Dulwich college Preparatory school Cranbrook St Ronan's Hawkhurst, Sutton Valence school. A mainline station at Staplehurst village provides fast and frequent services to London, Charing Cross traveling time 60 minutes.

DIRECTIONS

On entering Frittenden Road from the Sissinghurst direction, follow this lane passing the entrance to Spongs Lane and on past the oak double gates, turning left into the wide mouthed drive off the left-hand bend. Shared drive entrance: What3Words: absorbing.suprised.handbook follow the drive/track all the way up to and on round, where upon Sunnyview will be found positioned at the far end.



DESCRIPTION

Sunnyview is a detached newly converted agricultural barn presenting timber clad elevations set with double glazed windows beneath a IKO amourplan single ply roof system. The residential accommodation is arranged over the ground floor with a purpose-built staircase leading up to a super attic space which, subject to obtaining all relevant planning consents offers scope for further accommodation. Particular features include the vaulted fitted kitchen/dining room with island and integrated appliances in brushed stainless steel finish including range style cooker with filter hood over, microwave oven, dishwasher, American style fridge/freezer and quartz work surfaces, tiled floor with aspect to rear incorporating sliding doors opening onto decked terrace, with views out across the paddock. Open access to the part panelled and vaulted sitting room, with engineered oak flooring and sliding doors out to same. A hallway provides access to the four bedrooms, all double rooms, three with all suite shower rooms in white. The main bedroom has built-in wardrobes. A separate family bathroom includes both a freestanding bath and a shower.







GARDEN AND Paddock

From the main shared private drive, open access onto ample gravelled parking with space for a garage subject to obtaining all relevant planning consents. The garden is laid simply to lawn with post and rail fencing enjoying a pleasant outlook across a neighbouring paddock. The paddock belonging to Sunnyview is a particular feature, rectangular in shape, laid to grass, bordered by a mix of established hedging and trees.





VIEWING: strictly by appointment with the Agent's Cranbrook office 01580 712888 cranbrook@lambertandfoster.co.uk

INTERNET: Ultrafast 1000Mbps/220 Mbps

MOBILE: Likely (checker.ofcom.org)

LOCAL AUTHORITY: Tunbridge Wells tunbridgewells.gov.uk

METHOD OF SALE: Private Treaty

TENURE: Freehold

SERVICES: mains electricity and water. Private sewage treatment plant. Electric Air source heating.

COUNCIL TAX: xxxxxxxxxx

EPC: TBC

WHAT3WORDS: using the free What3Words app// www.what3words.com

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

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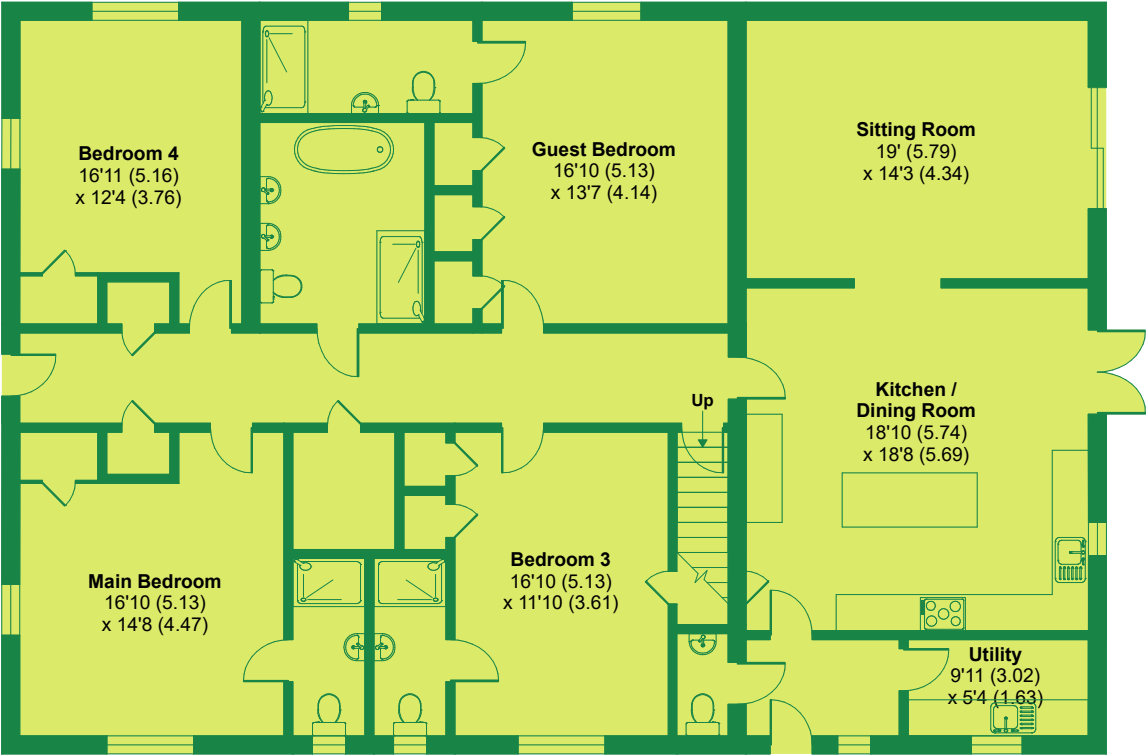
FLOOR PLANS

Sunnyview Barn, Satins Hill, Sissinghurst, Cranbrook, TN17 2AH

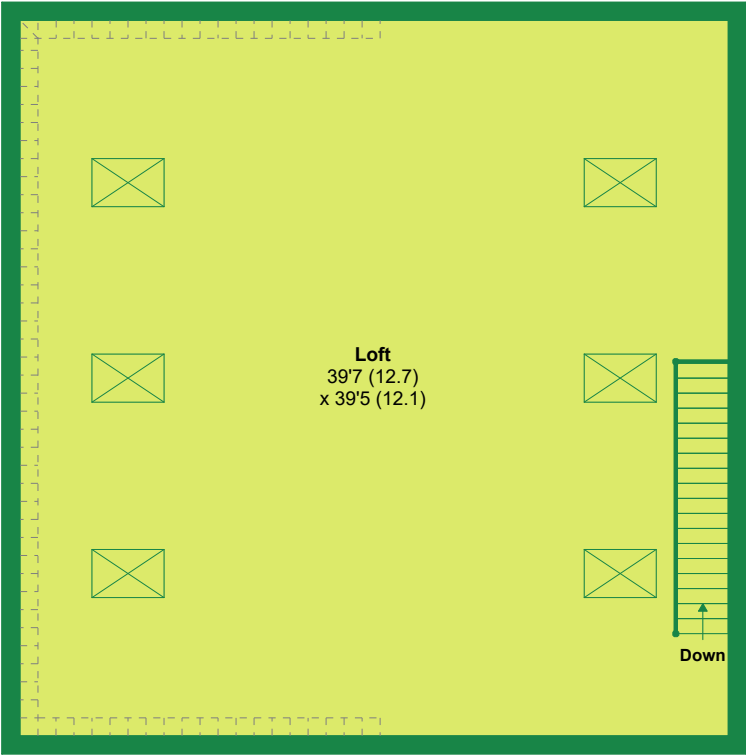
Approximate Area = 2353 sq ft / 218.6 sq m (excludes loft)

For identification only - Not to scale

Denotes restricted head height



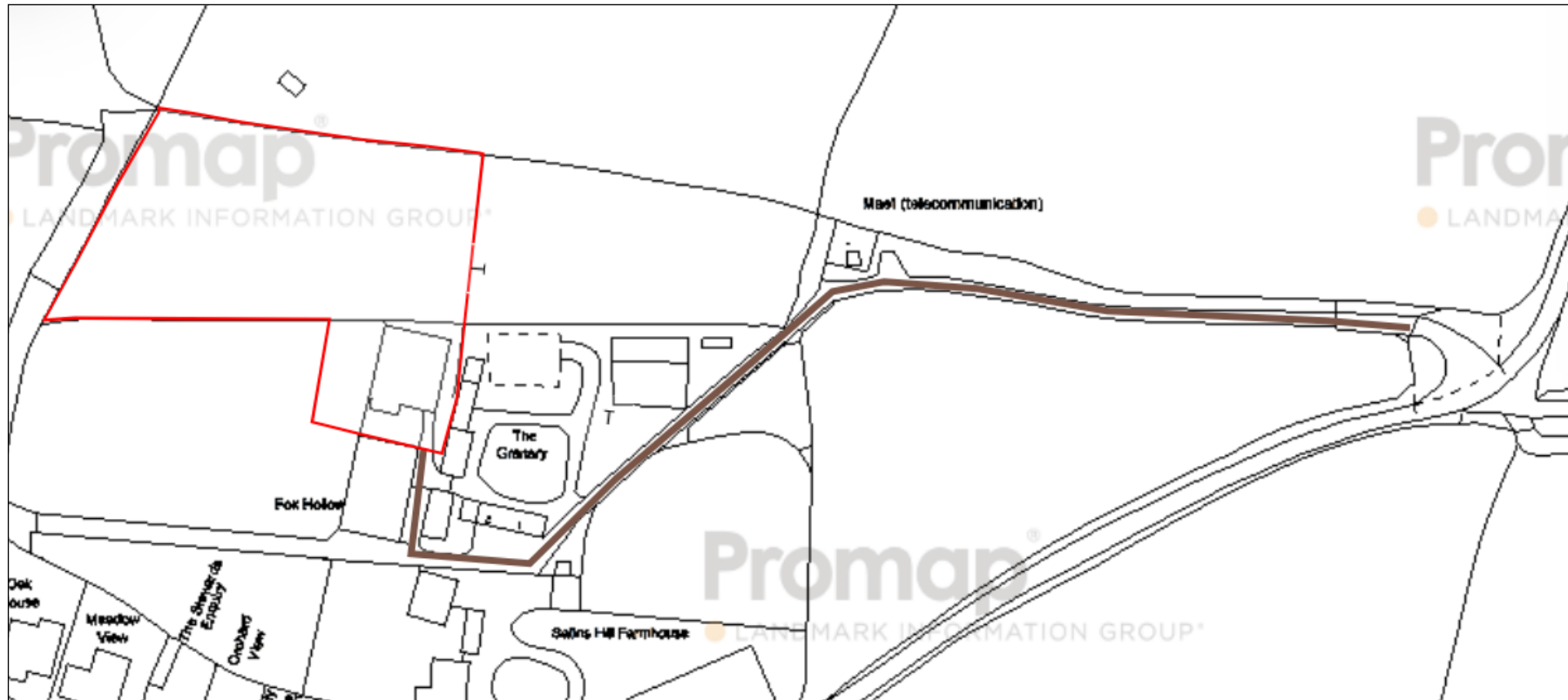
GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lambert and Foster Ltd. REF: 1207171

SITE PLAN



FOR IDENTIFICATION PURPOSE ONLY



OFFICES LOCATED AT:

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Paddock Wood, Kent TN12 6DS

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Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444

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