

**RUSH
WITT &
WILSON**



**Camden Villa Wilsley Pound, Sissinghurst, Cranbrook, Kent TN17 2HR
Guide Price £800,000 - £825,000**

GUIDE PRICE: £800,000 - £825,000.

Rush Witt & Wilson are pleased to offer this most attractive detached Georgian family home with converted former stable outbuilding located on the outskirts of Sissinghurst and within easy access of Cranbrook. All the main rooms offer elegant Georgian proportions with high ceilings, attractive feature fireplaces and sash windows. The well presented accommodations is arranged over three floors and comprising of an entrance hallway, drawing room, sitting room and 31'5 kitchen/dining room on the ground floor. To the first floor are four bedrooms, the main with an en-suite shower room and family bathroom. There is also a spacious basement level which has been tanked offering a cinema room/home office and adjoining family room. Outside the property benefits from an extensive gated driveway providing off road parking/turning space for a number of cars, established rear gardens, delightful walled courtyard and a detached former stable outbuilding having been converted to offer two reception rooms, kitchenette and a shower room. The outbuilding is currently utilised as a home salon by the current owners but may offer annex potential/holiday rental opportunities subject to any necessary permissions. CRANBROOK SCHOOL CATCHMENT. An internal inspection of this beautiful home is highly recommended. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.



Basement Level (Cellar)

Home Office/Cinema Room

15'6 x 7'11 (4.72m x 2.41m)

Accessed via exposed brick stairs descending from the entrance hallway, recessed ceiling spot lights, radiator and opening through to:

Famiy Room

30'9 x 8'9 (9.37m x 2.67m)

With windows/light wells to both side elevations, recessed ceiling spot lights, radiator and range of fitted storage/shelving.

Ground Floor

Entrance Hallway

With entrance door to the front elevation, stairs rising to the first floor, exposes floorboards, radiator and doors leading through to:

Sitting Room

18'4 x 12'2 (5.59m x 3.71m)

Being double aspect with tall sash window to the front and attractive sash bay window to the side elevation, radiator and feature fireplace with wooden surround and quarry tiled hearth.

Drawing Room

18'4 x 12'8 (5.59m x 3.86m)

Being double aspect with tall sash window to the front elevation and glazed double doors to the side allowing access through to the garden, two radiators, attractive feature fireplace with inset log burning stove, exposed floorboards and range of fitted shelving.

Kitchen/Dining Room

31'5 x 9'11 (9.58m x 3.02m)

Fitted with a range of cream shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing woodblock effect work surface with inset ceramic sink/drainers unit and tiled splash-back, space and point for range style cooker with extractor fan above, fitted dresser, integrated dishwasher, integrated washing machine, space and point for free-standing American style fridge/freezer, space for table and chairs, fitted storage cupboard, feature fireplace, glazed double doors to the rear and side elevations allowing access to the courtyard/gardens, radiator, window to the rear elevation and door allowing access to the courtyard.

First Floor

Landing

Being part galleried with stairs rising from the entrance hallway, access to fully boarded loft space and doors to:

Master Bedroom

12'9 x 12'6 (3.89m x 3.81m)

Being double aspect with sash windows to the front and side elevations, wooden flooring, radiator and doorway to:

En-Suite Shower Room

Fitted with a modern white suite comprising low level W.C, pedestal wash-hand basin, corner shower cubicle with double sliding doors, stainless steel heated towel rail, recessed ceiling spot lights, fully tiled walls and flooring.

Bedroom 2

18'4 max x 12'4 max (5.59m max x 3.76m max)

Being double aspect with sash windows to the front and side elevations, feature fireplace and two radiators.

Bedroom 3

13'1 x 9'10 (3.99m x 3.00m)

With sash window to the rear elevation, wooden flooring, range of full height fitted wardrobes and radiator with decorative wooden cover.

Bedroom 4

8'6 x 8'1 (2.59m x 2.46m)

With sash window to the front elevation and radiator.

Family Bathroom

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, free standing roll top bath with mixer tap and hand held shower attachment, walk-in shower/wet room with small window to the rear elevation and glass door, heated towel rail, wooden flooring, fitted airing cupboard housing insulated hot water tank and wall mounted gas fired boiler.

Outside

Gardens

To the front a gated pathway proceeds to the front door with low level brick walls to both side boundaries and a small area of garden planted with a selection of shrubs and established trees. Gated side access leads through to the rear garden.

To the side/rear of the property double gates open to an extensive gravelled driveway providing off road parking/turning space for a number of cars, further gates open through to a delightful walled courtyard abutting the rear of the property offering a perfect and private space for outside dining and entertaining, this leads through to a good sized area of lawned garden bordered with a range of well stocked beds planted with a mixture of mature shrubs and trees.

Detached Outbuilding

Reception Room

12'1 x 11'1 (3.68m x 3.38m)

With entrance door and window to the front elevation, glazed double doors to the side allowing access to the garden, elevation, wall mounted electric radiator, recessed ceiling spot lights, access to loft space, tiled flooring and door to:

Kitchenette

6'2 x 6'2 (1.88m x 1.88m)

Fitted with a range of 'white gloss' cupboard base units with complementing work surface with inset ceramic sink/drainers, integrated low level fridge, integrated washing machine, recessed ceiling spot lights, tiled flooring, window to the front elevation and doors to:

Shower Room

Fitted with a modern white suite comprising low level W.C, 'white gloss' vanity unit with inset wash-hand basin and fitted storage beneath, corner shower cubicle with double sliding doors, stainless steel heated towel rail, recessed ceiling spot lights, obscured glazed window to the rear elevation, fully tiled walls and flooring.

Reception Room

12'5 x 12'0 (3.78m x 3.66m)

With glazed double doors to the front elevation, wall mounted electric radiator, recessed ceiling spot lights, access to loft space and tiled flooring.

Agent Note

Council Tax Band: E

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.

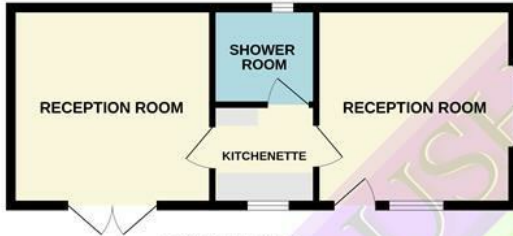


TOTAL FLOOR AREA : 2571 sq.ft. (238.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>			
A	81	A	
B		B	
C		C	
D		D	
E	52	E	
F		F	
G		G	
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

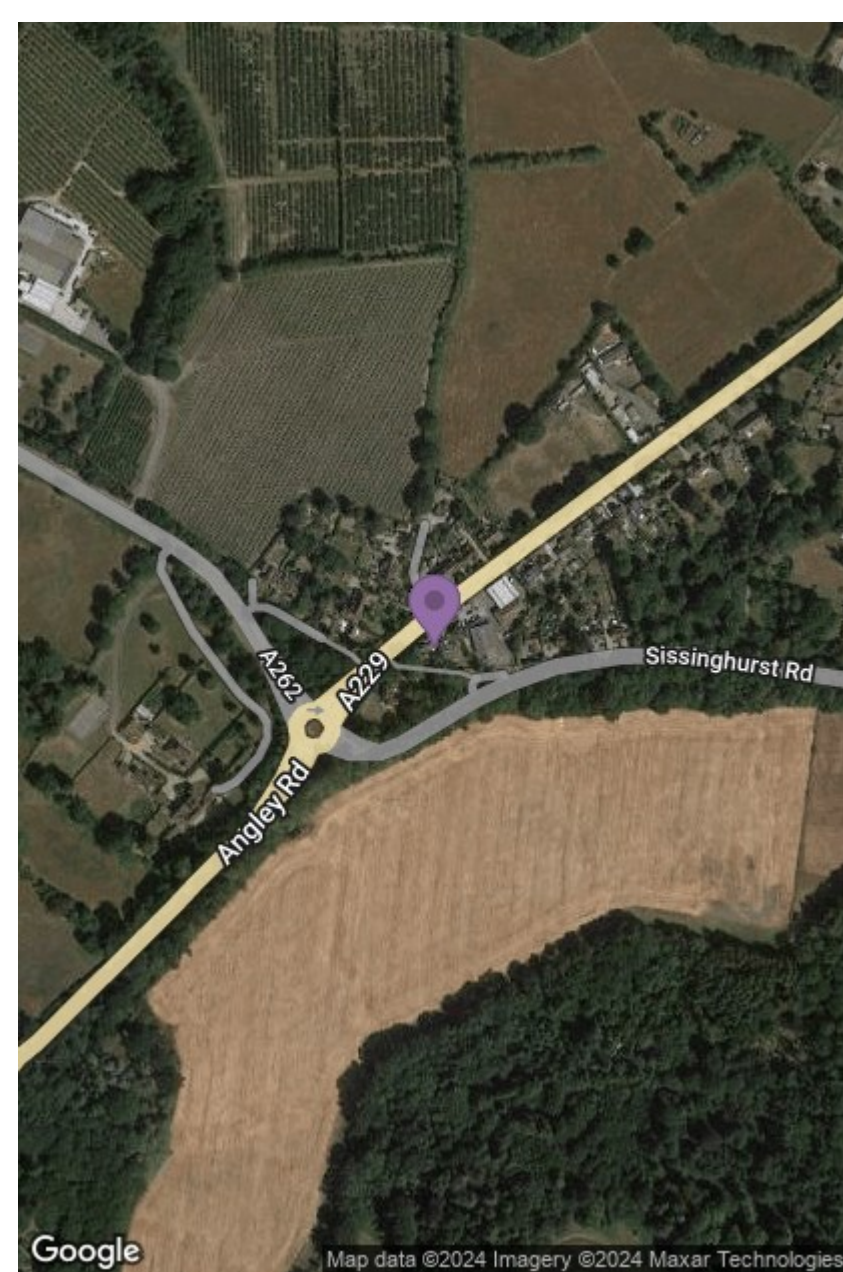
BASEMENT LEVEL
483 sq.ft. (44.9 sq.m.) approx.



GROUND FLOOR
1236 sq.ft. (114.9 sq.m.) approx.

1ST FLOOR
852 sq.ft. (79.2 sq.m.) approx.





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