



27 Bramling Gardens, Sissinghurst, TN17 2DY

Asking Price £895,000



Substantial detached five-bedroom detached family home with open plan kitchen/family/dining room, separate sitting with log burning stove, further reception room and detached double garage, situated in a quiet cul-de-sac enviably positioned with striking countryside views, in the popular village of Sissinghurst and within the Cranbrook school Catchment Area.

The spacious accommodation offers entrance hall leading to downstairs cloakroom, sitting room, dining room and open plan kitchen/family/dining room. The double aspect sitting room offers a bay window and feature fireplace with log burning stove with doorway leading to an open plan kitchen/family/dining room.

The kitchen/family/dining room is a particular feature of the home and offers a range of shaker style wall and base units with white stone worktops and upstands as well as a range of integrated appliances including twin ovens, hob with extractor above, fridge/freezer, dishwasher and wine fridge. In addition, there are two sets of French doors leading out to the rear garden and doorway leading to utility room.

The first floor offers a master bedroom with built-in wardrobes and an en-suite shower room, a guest bedroom also featuring an en-suite shower room, three further double bedrooms and the family bathroom.

Externally, to the rear the garden has been beautifully landscaped and is laid to lawn with planted borders, multiple patio areas, timber shed and summerhouse. To the front of the property is a generous bloc paved driveway leading to a generous double garage measuring approximately 450 square feet, featuring dual, independent insulated electric doors and a boarded loft offering useful storage space. The property is located on a popular cul-de-sac road leading to just four other properties so enjoys a peaceful position overlooking the surrounding countryside.

In addition, the house is covered with the NHBC warranty until 2030.

The village of Sissinghurst boasts a Village store, restaurants, cricket club, church and primary school. Other local attractions include the Sissinghurst Castle Gardens. The nearby town of Cranbrook is one of the most picturesque small towns in the Weald, renowned for its eclectic mix of shops, cafe's, restaurants, boutiques etc. A variety of social clubs offer a range of interesting activities.

The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located on the outskirts of the Town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School. The A21 offers excellent links to the Motorways heading North and South. The Mainline station at nearby Staplehurst offers trains to London Bridge, Charing Cross and Cannon Street.

Tenure – Freehold
Annual Estate Charge - £547.32
Services – Mains Water, Sewerage, Gas and Electricity
Broadband – Average Broadband Speed 6mb – 1800mb
Mobile Phone Coverage – Okay - Good
Flood Risk – Very Low

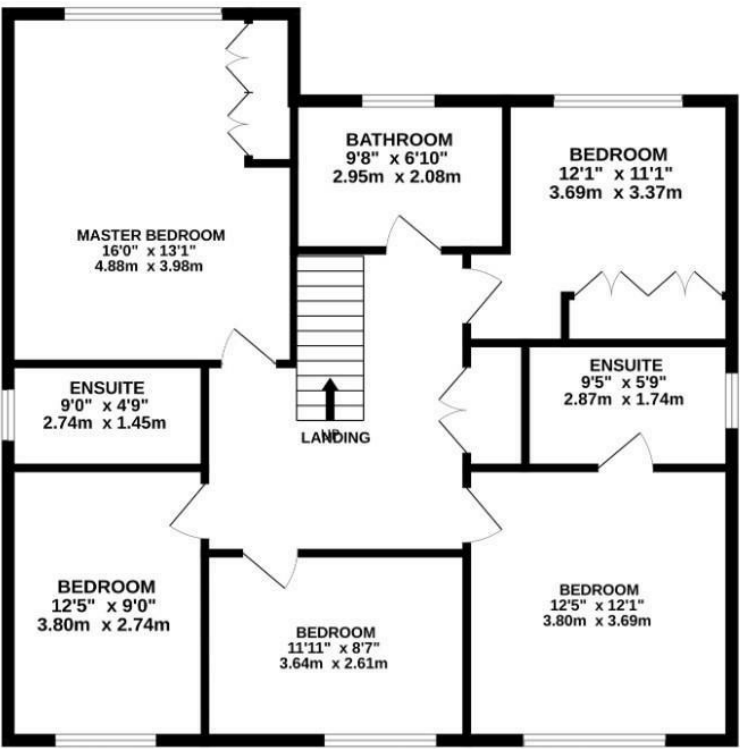
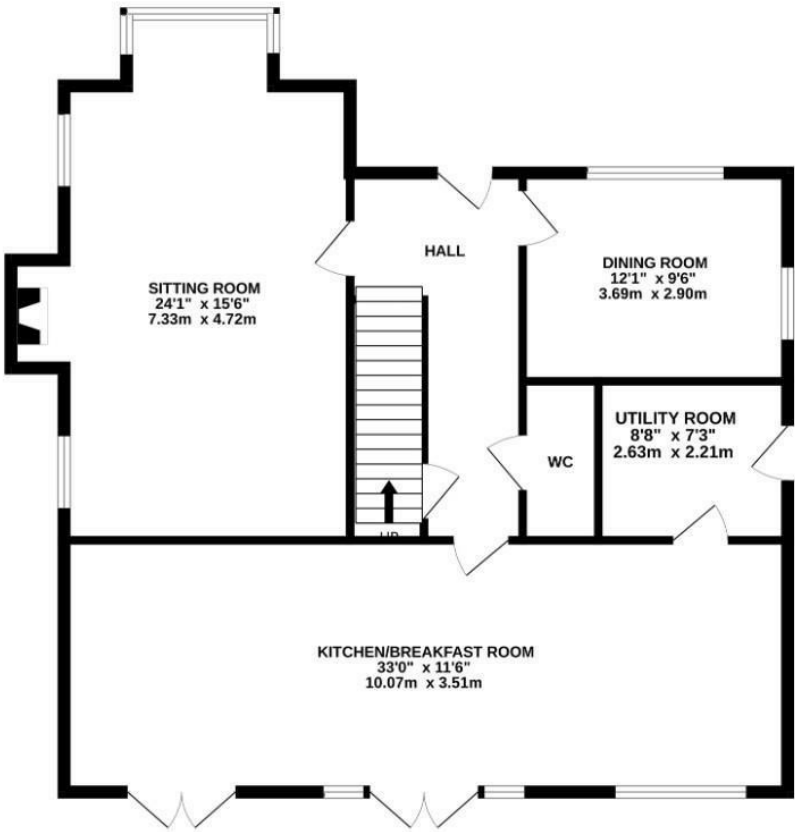




Tenure: Freehold
Council Tax Band: G

GROUND FLOOR
1017 sq.ft. (94.5 sq.m.) approx.

1ST FLOOR
1018 sq.ft. (94.6 sq.m.) approx.



TOTAL FLOOR AREA : 2035 sq.ft. (189.0 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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- SUBSTANTIAL DETACHED FAMILY HOME
- OPEN PLAN KITCHEN/FAMILY/DINING ROOM
- SITTING ROOM WITH LOG BURNER
- FIVE DOUBLE BEDROOMS
- TWO EN-SUITES AND FAMILY BATHROOM
- DETACHED DOUBLE GARAGE AND DRIVEWAY
- LANDSCAPED GARDENS
- SOUGHT AFTER CUL DE SAC WITH COUNTRYSIDE VIEWS
- SITUATED IN THE CSCA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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