



'Our Focus Determines Your Reality'



The Street
Sissinghurst
Kent
TN17 2JA



Entrance Hall * Sitting Room * Garden Room
Kitchen/Dining Room * Cloakroom

Principal Bedroom Suite * Three Double Bedrooms, One Ensuite
Study Area * Family Shower Room

Attractive Enclosed Garden * Detached Studio with Ensuite
Swimming Pool * Off Road Parking



STRIKING GRADE II LISTED VILLAGE HOME

Believed to date from the mid-1500s, this striking Grade II Listed family home is situated in the sought after village of Sissinghurst. Full of character, the property exhibits many original features from leaded light windows and exposed beams to what is understood to be the largest 'untouched' inglenook fireplace in Kent.

The accommodation consists of an entrance hall, double aspect sitting room with stunning inglenook fireplace, a garden room, double aspect kitchen/dining room with door to outside and a cloakroom on the ground floor.

The first floor opens onto a study area which leads to a principal bedroom suite comprising a double bedroom, dressing room and bath/shower room, there is also a further double bedroom with ensuite shower. Stairs lead to the second floor where there are a further two double bedrooms and a family shower room.

Outside a gravel drive bordered with mature shrubs, provides ample off-road parking. A gate leads into the garden to the rear which is laid to lawn with established, well-stocked flower and shrub beds, a stone terrace, and a swimming pool. In addition, there is a detached studio with ensuite shower room.



SISSINGHURST AND CRANBROOK

The village of Sissinghurst boasts a Village store, restaurants, cricket club, church and primary school. Other local attractions include the Sissinghurst Castle Gardens.

Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports and social activities.

SCHOOLS AND CONNECTIONS

The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School and the local primary school, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans and Dulwich Prep School.

The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.

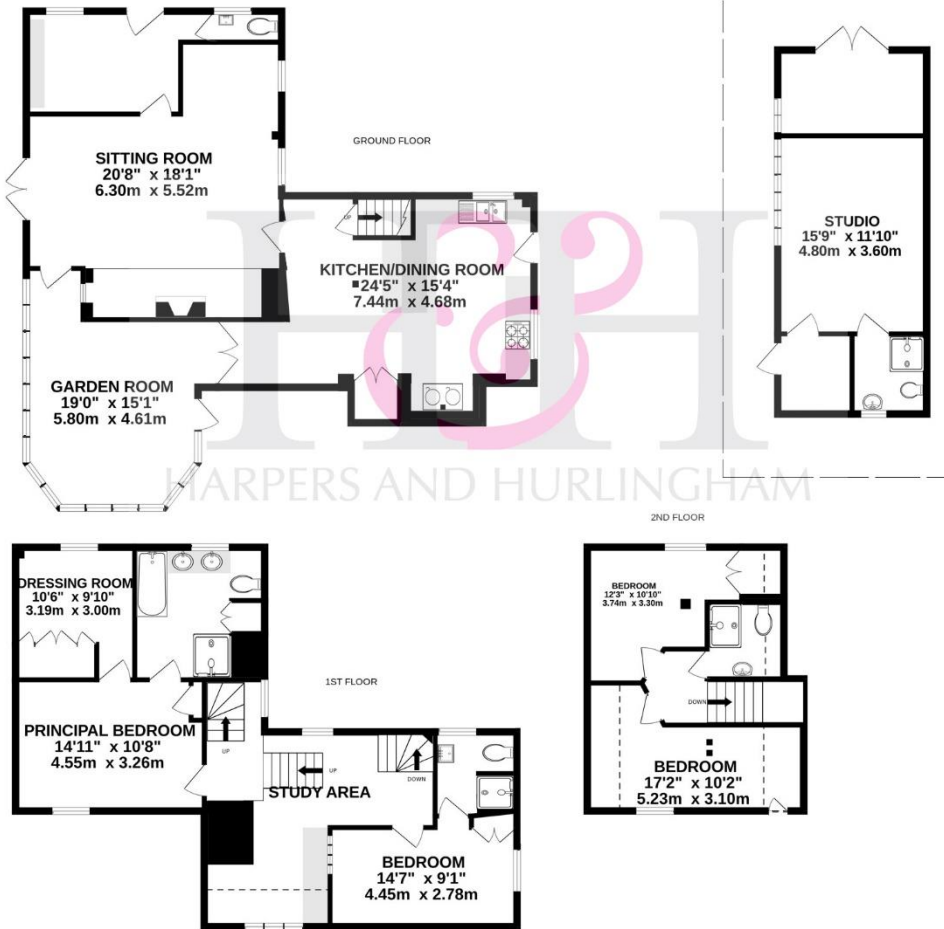


TOTAL APPROXIMATE INTERNAL FLOOR AREA (excluding Studio) 1,999.9SQ.FT. (185.8SQ.M.)
(no guarantee is given to the square footage of the property; the figure shown is for initial guidance only)
(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)

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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SERVICES

All mains utilities connected. Gas fired central heating.

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band G

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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