



'Our Focus Determines Your Reality'



The Common  
Sissinghurst  
Kent  
TN17 2AD



Entrance hall \* Sitting Room \* Kitchen/Dining Room  
Family Room/Bedroom \* Utility Room \* Shower Room  
Cloakroom

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Principal Bedroom, Ensuite \* Two Further Double Bedrooms  
Family Shower Room \* Separate W.C.

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Grounds Approx. 0.6 Acres \* Garden Studio  
Double Garage \* Ample Off Road Parking



## STRIKING DETACHED FAMILY HOME

This striking detached family home was built in 1951 and has recently undergone refurbishment including the addition of a single storey extension and the building of a studio at the end of the Garden.

The single storey extension was built with footings which would allow the addition of a first-floor room.

On the ground floor of this stylish accommodation is an entrance hall, double aspect sitting room with contemporary gas burning stove, a spacious kitchen/breakfast room with tri-fold doors to the patio/garden, a family room with bi-fold doors to the patio/garden, a utility room and cloakroom. The family room can also be used as a bedroom with access to a ground floor shower room.

On the first floor there is a principal bedroom with ensuite bath/shower room, two further double bedrooms, a family shower room and separate w.c.





## OUTSIDE

Sitting in approximately 0.6 acres, electric gates open onto the ample drive which leads to the double garage, sculpted lawns adjoin the drive. The garden to the rear of the property is laid predominantly to lawn with established trees, mature flower beds and a paved patio. The garden offers extensive views across open countryside and stunning sunsets.

A one-bedroom studio which is currently used as an Air BnB to generate an income, has its' own patio area and enjoys stunning views across the open countryside to the rear. The garden studio also includes a kitchen area and shower room which means it can be used as self-contained accommodation.

The hard-wired internet connection means it can be easily used as a home office.

To see the garden studio advertised, search on Air BnB for Sissinghurst and follow the link.

The property occupies a convenient location for access to the main road and rail network.



## SISSINGHURST AND CRANBROOK

The village of Sissinghurst is within walking distance of the house and boasts a Village store, fish and chip shop, pub/restaurant, cricket club, church and primary school. The primary school is a short walk. Other local attractions include the Sissinghurst Castle Gardens which can be accessed from the house on foot.

Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques 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.

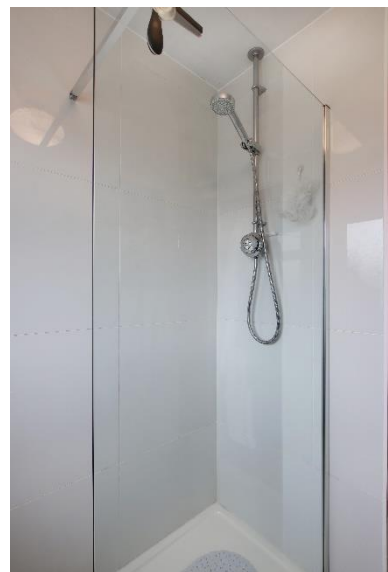
## SCHOOLS AND CONNECTIONS

Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town and is walking distance from the house.

In addition to Cranbrook School and the local primary schools, there are other excellent schools, including Bethany, Benenden, St Ronans and Dulwich. More details can be obtained by visiting the website [www.kent.gov.uk](http://www.kent.gov.uk).

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.







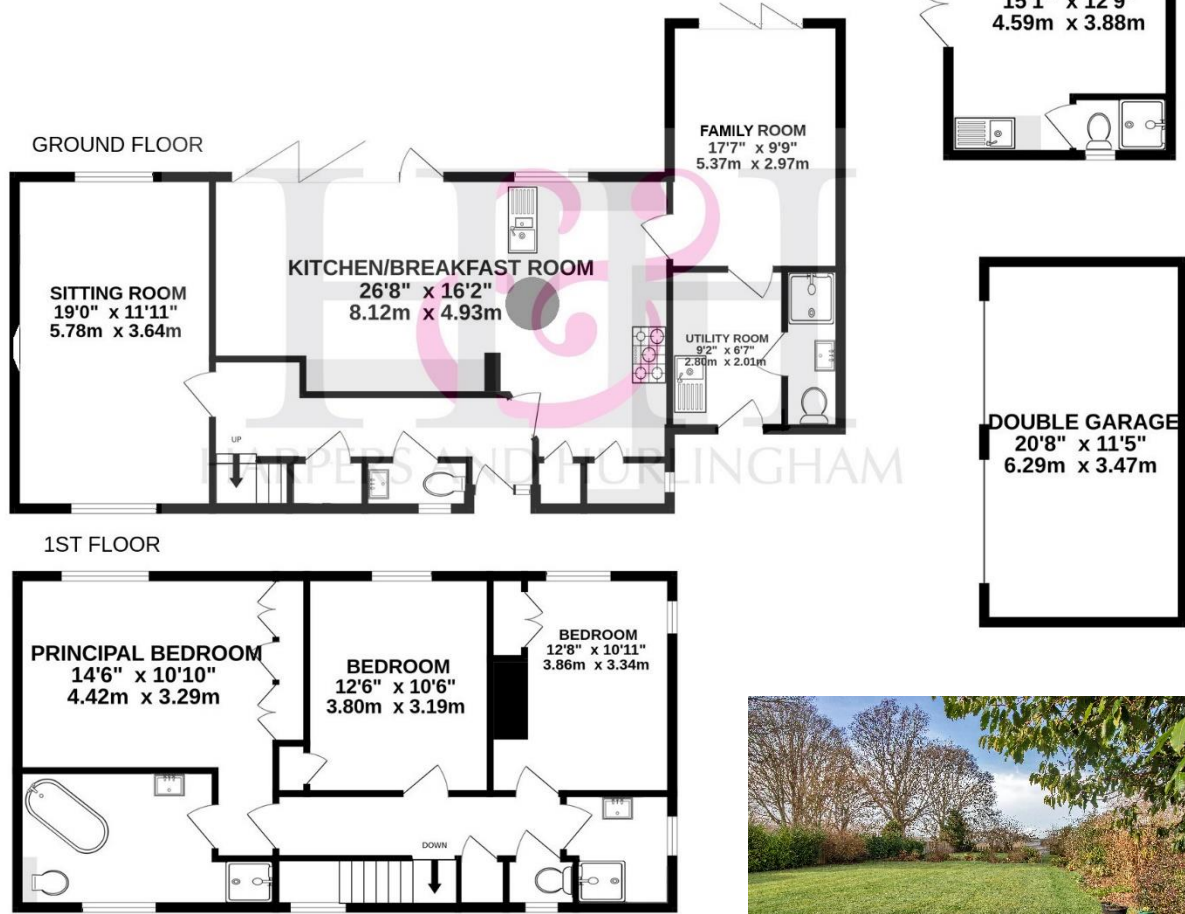
TOTAL APPROXIMATE INTERNAL FLOOR AREA - HOUSE 1,747SQ.FT. (162.3SQ.M.)  
 - STUDIO 191.6SQ.FT. (17.8SQ.M.)  
 - GARAGE 234.7SQ.FT. (21.8SQ.M.)

(no guarantee is given to the square footage of the property; the figures shown are for initial guidance)  
 (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. Fibre is connected.

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: C

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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