



‘Our Focus Determines Your Reality’



The Common
Sissinghurst
Kent
TN17 2AD



Reception Hall * Sitting Room * Dining/Family Room * Study
Kitchen/Breakfast Room * Utility Room * Cloakroom

Principal Bedroom, Ensuite
Three Further Bedrooms * Family Bathroom

Garden and Grounds Just Under 1 Acre
Extensive Garaging/Outbuilding * Ample Off-Road Parking



CHARMING CONVERTED GRADE II LISTED BARN

Occupying a tucked away, rural position in the village of Sissinghurst, this charming Grade II Listed barn was converted during the 1980s. Sitting in just under an acre of partially walled garden and grounds, surrounded with adjoining countryside, the barn features areas of exposed brick and honey-coloured beams, together with a number of rooms with vaulted ceilings.

The accommodation consists of a vaulted reception hall with butterfly staircase, a double aspect sitting room with exposed beams, fireplace and door opening to the garden, a step leads up through an open stud wall to the double aspect, vaulted dining/family room with exposed beams and doors to outside, a double aspect study with door to outside and into the attached garage; the ground floor is completed by a double aspect kitchen/breakfast room again with door to outside, a utility room also with door to outside and a cloakroom.

On the first floor the galleried landing forms a bridge between the four bedrooms. To one side there is a double aspect, vaulted principal bedroom with exposed beams and an ensuite shower room, there is also a further bedroom; across the landing there are two double bedrooms and a family bathroom.







OUTSIDE

The barn is located within a farm hamlet at the end of a private road. A gate opens onto the drive which leads to the barn and the attached garage, continuing on to the outbuilding where there is an additional double garage together with three open bays currently used for storage.

Sitting in just under an acre of garden and grounds, a brick wall borders the garden to the front with a gate opening onto a path leading across the lawn to the front door. An additional gate in the wall adjacent to the attached garage also leads across the lawn to the front door. The lawn is bordered with mature flower and shrub beds.

A gate from the drive opens onto a paved terrace that wraps around the barn, a brick wall and pergola create a sheltered outside the kitchen, ideal for outside entertaining. The garden to the rear is laid predominantly to lawn with areas of established planting, clipped hedging and interspersed with a variety of mature trees. There is a vegetable garden with raised beds, fruit cages and compost bays.





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.

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.





SERVICES

Mains electricity and water. Oil fired central heating. Private drainage.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: n/a

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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