



'Our Focus Determines Your Reality'



38 BRAMLING GARDENS
Sissinghurst
Kent
TN17 2DY



Entrance Hall * Open-Plan Kitchen/Dining/Sitting Room
Cloakroom

Principal Bedroom with Ensuite * Two Further Double Bedrooms
Family Bathroom

Enclosed Garden * Terrace * Garden Store
Integral Garage * Off-Road Parking



ATTRACTIVE FAMILY HOME

Filled with light and situated in a tucked away position on a new development in the sought after village of Sissinghurst, this attractive family home was completed in 2019 and is covered by a building warranty until October 2029. The property is conveniently located for access to the local amenities as well as Cranbrook and the renowned Cranbrook School.

The accommodation consists of an entrance hall, a double aspect, open-plan kitchen (re-fitted 2022) / dining/sitting room with doors opening to the garden and ceiling windows flooding the room with light; a cloakroom completes the ground floor.

On the first floor, there is a spacious principal bedroom with ensuite shower room and dressing area, two further double bedrooms and a family bathroom.

A brick drive provides off-road parking and leads to the integral garage with a door to the enclosed garden. A picket fence borders the garden to the front which is paved with well-stocked flower and shrub beds. A gate opens into the enclosed garden to the rear where there is a paved terrace with steps leading to the lawn and a further sculpted paved terrace. Flower and shrub beds border the lawn. There is also a garden store.



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.

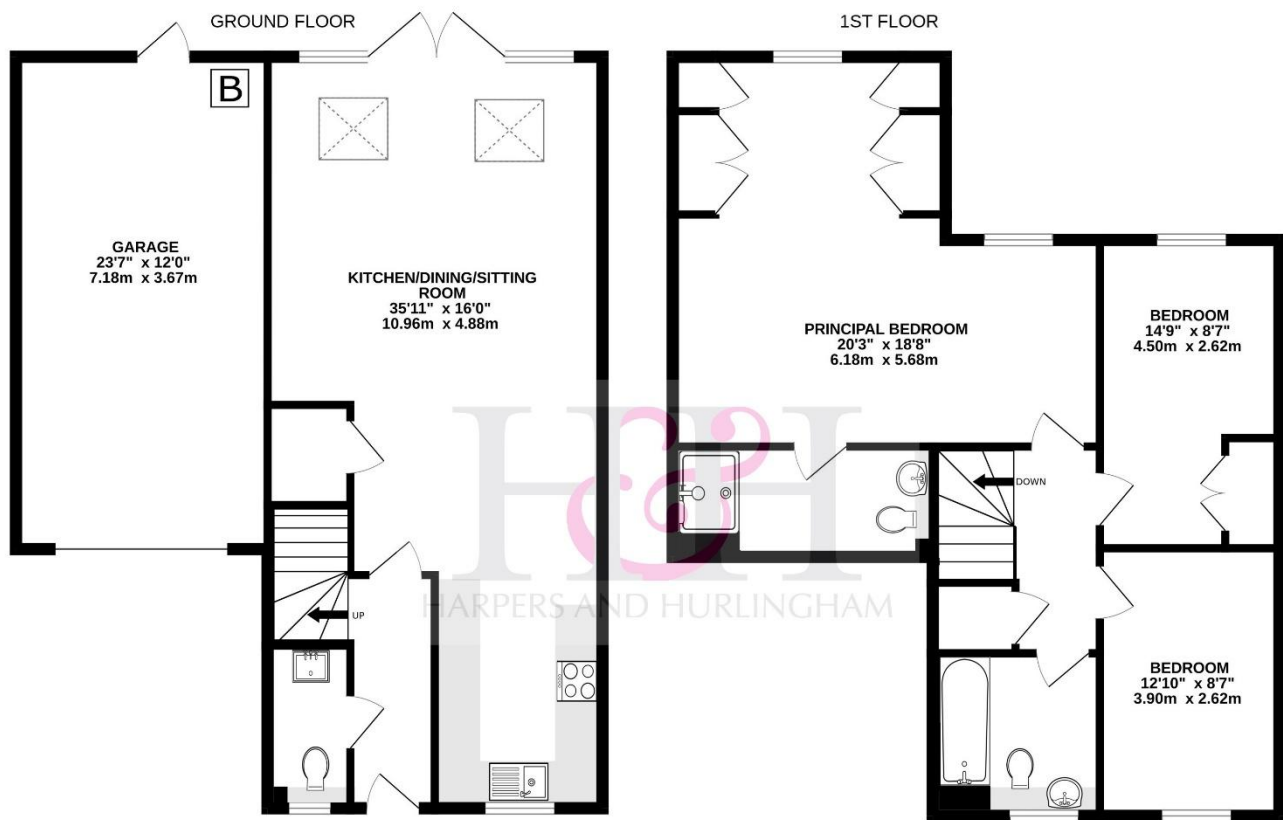
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports 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, St Ronans and Dulwich 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 1,540.3SQ.FT. (143.1SQ.M.)
(no guarantee is given to the square footage of the property; the figure shown is 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.

Communal areas covered by management company 'Remus', service charge £550 per annum.

Tunbridge Wells Borough Council - Council Tax Band E

EPC Rating: B

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

DIRECTIONS

With our Office in Cranbrook on the right, continue down Stone Street to the Wilsley Pound roundabout, take the third exit to Sissinghurst. Continue into Sissinghurst, take the left hand turn onto Common Road, signposted Frittenden. Continue on this road, Bramling Gardens is on the right-hand side just before the school which is on the left. Turn into Bramling Gardens, take the third turning on the right, no. 38 is the second property on left.



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