



the  
**Oaks**

SISSINGHURST



# the Oaks

## CONTINUING THE TRADITIONAL KENTISH STYLE

Statuesque and unmistakably English, the houses at The Oaks reflect the qualities of their tree namesake. Choose from 9 three-, four- and five-bedroom houses that form a private cul-de-sac setting off Common Road in Sissinghurst.

Architectural influences have been drawn from the picturesque locale, with red brick, tile-hung elevations, weatherboarding and pitched roofs echoing centuries of traditional Kentish housebuilding. The street scene is softened by the retention of mature trees and the addition of nature-friendly soft landscaping, while every home has at least two off-street parking spaces as standard.

Computer generated image.







# Step back in time in Sissinghurst

## A historical snapshot in Sissinghurst

Originally called Milkhouse Street, the village was rumoured to have changed its name to Sissinghurst in the 1850s to disassociate itself from the notorious Hawkhurst Gang of smugglers. Today, the village is chosen for its semi-rural charm, position within the highly desirable Cranbrook School catchment and its vastly unchanged character.

That character is upheld by an abundance of listed weatherboarded cottages, listed weatherboarded cottages and timber-framed houses, giving Sissinghurst a sought-after 'step back in time' quality.



## Village community meets modern conveniences

While Sissinghurst is a well-preserved piece of history, it contains all the conveniences required for modern life. As well as a primary school, there is a village hall, Trinity Church, TN17 Food & Wine, a Post Office, Sissinghurst Cricket Club, The Granary Restaurant at Sissinghurst Castle and The Milk House – the village's very own gastropub and dining room. The latter is a real neighbourhood hub, renowned for its roast dinners, pizzas, live music and dog-friendly bar.





Perched on the north eastern fringe of the High Weald Area of Outstanding Natural Beauty and a firm favourite on the 'Garden of England' tour, Sissinghurst is home to some of Kent's most majestic landscapes. Ancient woodlands, fields and orchards stretch as far as the eye can see – best enjoyed by following an accessible network of public footpaths and pre-set trails.

Sissinghurst Castle Garden is the village's jewel in the crown – a world renowned National Trust location famed for its natural beauty and horticultural importance. A panoramic view of the immaculate gardens, and of the spectacular Wealden countryside, is gained from the tower – a structure that's straight out of a fairy tale setting. Sissinghurst enjoys equally illustrious neighbours, with Scotney Castle, Hole Park Gardens, Great Dixter, Leeds Castle and Pashley Manor Gardens a short drive for those who want to continue their love of Kentish landscapes.



# Enjoy picture postcard landscapes

Indulge in your love of landscapes

# Treat your tastebuds in this culinary hotspot



From à la carte menus to traditional country pubs, Sissinghurst is a brilliant base from which to explore Kent's buzzing gastro scene. As well as The Milk House in the village, there are other culinary luminaries close enough to be considered 'locals', including The George Hotel and The Cloudberry in Cranbrook, and The Peacock Inn in Goudhurst. Travel a little further to Tenterden, Kilndown, Marden or Biddenden and you can enjoy a number of restaurants mentioned in the Michelin Guide, including The Swan Wine Kitchen at Chapel Down in Tenterden, The Small Holding in Kilndown, The Stile Bridge in Marden and West House in Biddenden.



# Cross over to Cranbrook for a taste of the town

A wider range of facilities are available at neighbouring Cranbrook – a market town presided over by one of England's best surviving and tallest smock windmills. It's a distinctive legacy of the area's agricultural past and is now open as a living museum.

Independent traders and family businesses thrive in Cranbrook – from fashion boutiques, cafés and a butcher, to tea rooms, a bakery and farm shops. The High Street is supported by a useful cast of amenities, including a library, The Queen's Hall Theatre, Cranbrook Museum, dental and GP surgeries, The Weald Sports Centre and The Hive, which is a flexible co-working space with hot desks, meeting rooms and a public coffee lounge.



# Broaden your social & shopping horizons

Sissinghurst lies in the borough of Tunbridge Wells and it's only a short drive to experience the town's vast array of opportunities. The Pantiles remains a premium destination – rich with boutiques, wine bars and restaurants, and home to the famous jazz festival. The atmosphere moves up a notch when you add in Tunbridge Wells's two theatres, The Amelia Scott cultural hub, live music venues and plush hotels. There's also fine dining restaurants, an indoor shopping centre and escape rooms, creating a destination deserving a full day out.

Hawkhurst is a neighbouring village worth a visit. Here you'll find a Waitrose, a Tesco, The Great House country pub, a pretty colonnade of independent shops and the Kino Digital Cinema – one of the quirkiest places to catch a movie. Tenterden is another must-visit. Its bustling High Street, regular market, summer festivals and steam railway are big draws, as are the vineyards that border the village – Chapel Down, Harbourne and Biddenden included.





# Academic excellence on your doorstep

For a small village, Sissinghurst offers exceptional educational choices. As well as the 'good' Ofsted rated Sissinghurst CofE Primary School, the village lies in the sought-after priority catchment of Cranbrook School. Families also have some of the country's leading independent schools at their disposal, with Benenden, Bethany and Dulwich Prep all with a short drive – the latter currently expanding to accommodate students up to year 11.



## Primary Schools

Sissinghurst CofE Primary School  
Cranbrook CofE Primary School  
Colliers Green CofE Primary School  
Frittenden CofE Primary School  
Benenden CofE Primary School

## Secondary Schools

Cranbrook Grammar  
The Weald Academy  
Cranbrook School  
Mascalls Academy

## Independent Schools

Benenden School  
Bethany  
Belle Vue School  
Dulwich Prep Cranbrook  
Marlborough House





## Key

**Plots 1 & 2**  
3 Bedroom Semi-detached

**Plots 3 & 4**  
3 Bedroom Detached

**Plot 5**  
3 Bedroom Detached

**Plots 6, 7 & 8**  
4 Bedroom Detached

**Plot 9**  
5 Bedroom Detached

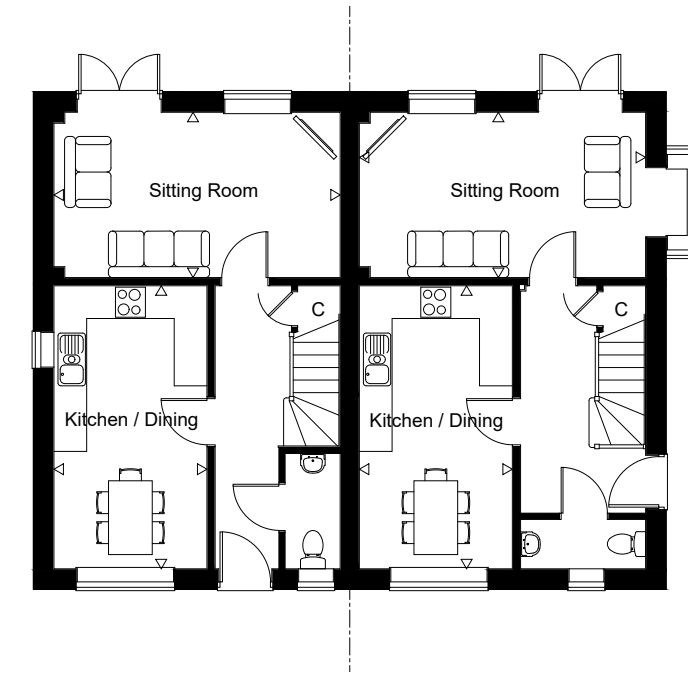


# Plots 1 & 2

3 Bedroom Semi-detached House



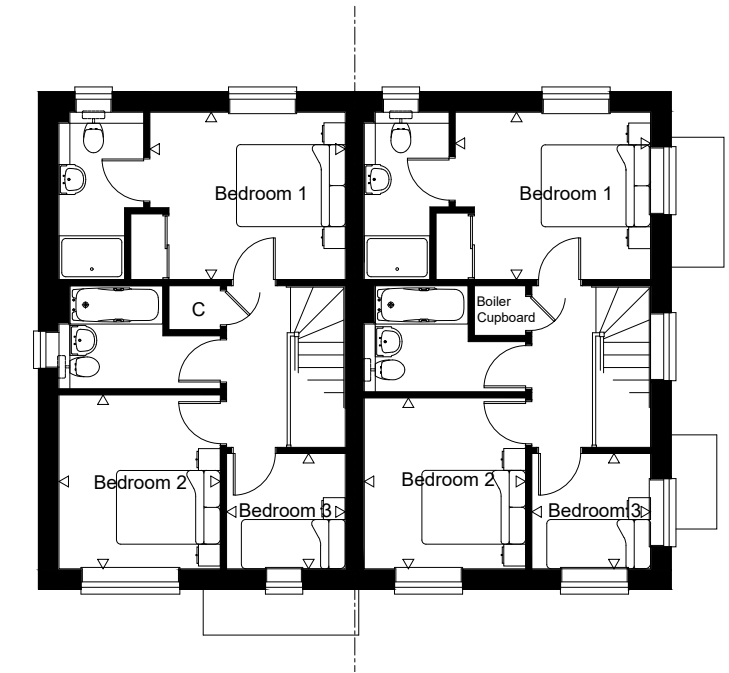
## Ground Floor



### Ground Floor

Sitting Room	5.23m x 3.02	(17' 2" x 9' 11")
Kitchen / Dining	2.80m x 5.17m	(9' 2" x 17')

## First Floor



### First Floor

Bedroom 1	3.57m x 3.06m	(11' 9" x 10')
Bedroom 2	2.95m x 3.18m	(9' 8" x 10' 5")
Bedroom 3	2.17m x 2.10m	(7' 2" x 6' 11")

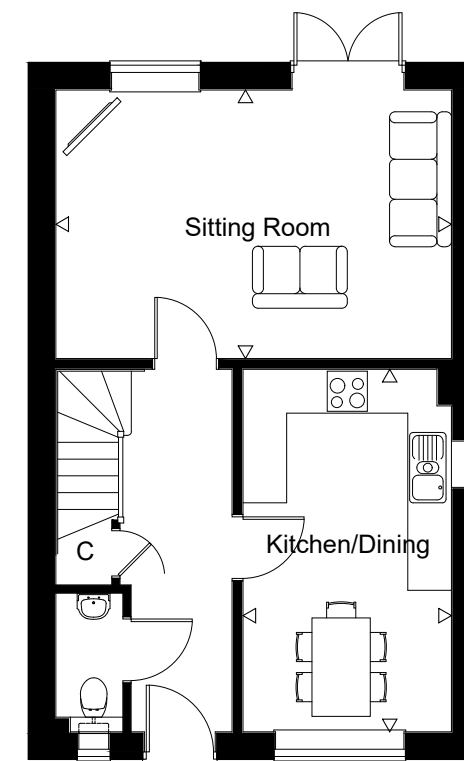


# Plots 3 & 4

3 Bedroom Detached House



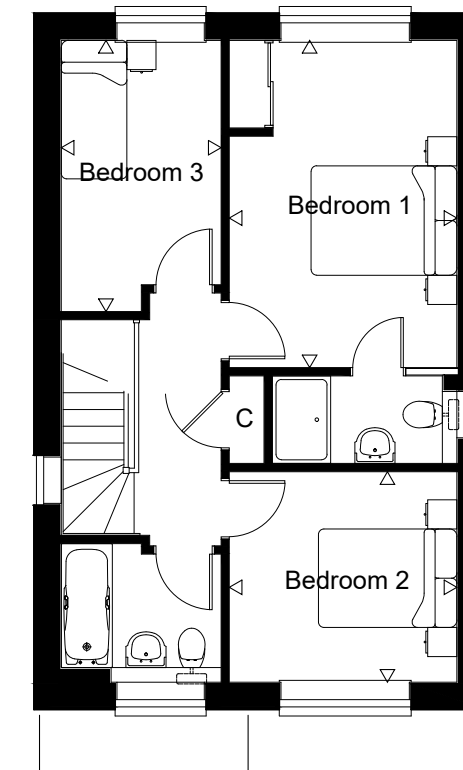
## Ground Floor



### Ground Floor

Sitting Room	5.42m x 3.68	(17' 10" x 12' 1")
Kitchen / Dining	2.86m x 4.97m	(9' 5" x 16' 4")

## First Floor



### First Floor

Bedroom 1	3.12m x 4.48m	(10' 3" x 14' 9")
Bedroom 2	3.12m x 2.88m	(10' 3" x 9' 6")
Bedroom 3	2.19m x 3.71m	(7' 2" x 12' 2")

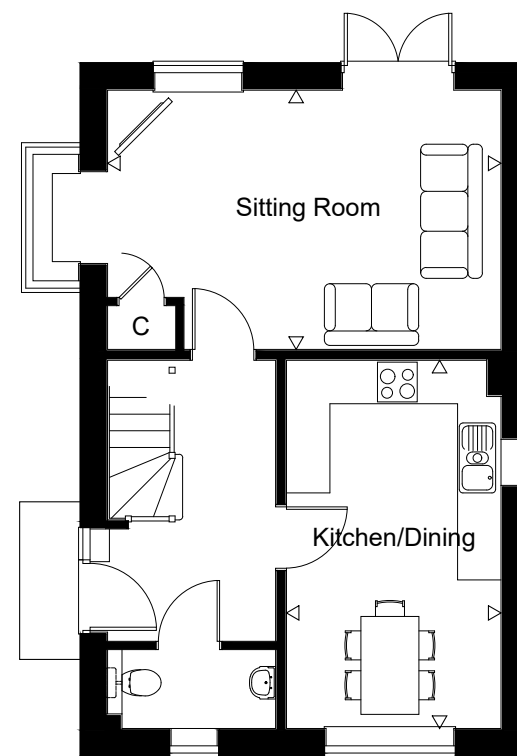


# Plot 5

3 Bedroom Detached House



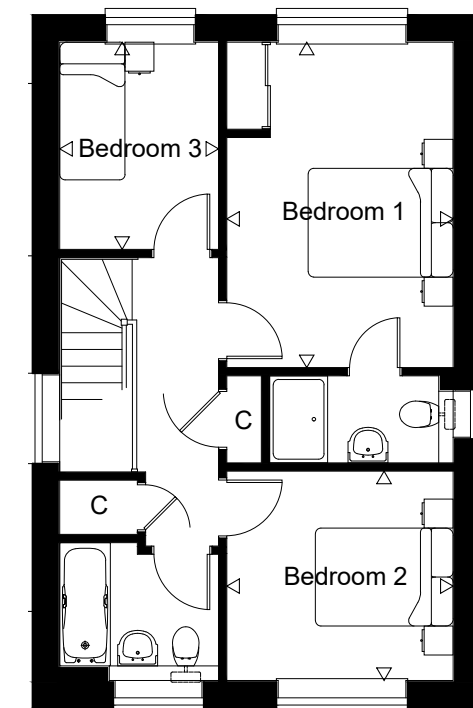
## Ground Floor



### Ground Floor

Sitting Room	5.42m x 3.57	(17' 10" x 11' 9")
Kitchen / Dining	2.96m x 5.07m	(9' 9" x 16' 8")

## First Floor



### First Floor

Bedroom 1	3.12m x 4.48m	(10' 3" x 14' 9")
Bedroom 2	3.12m x 2.88m	(10' 3" x 9' 6")
Bedroom 3	2.19m x 2.85m	(7' 2" x 9' 4")

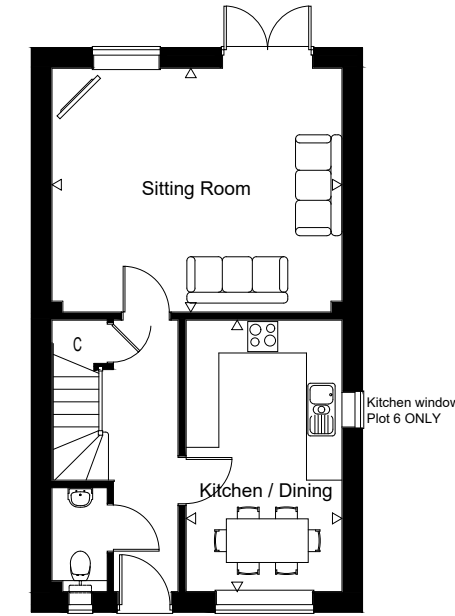


# Plots 6, 7 & 8

4 Bedroom Detached House



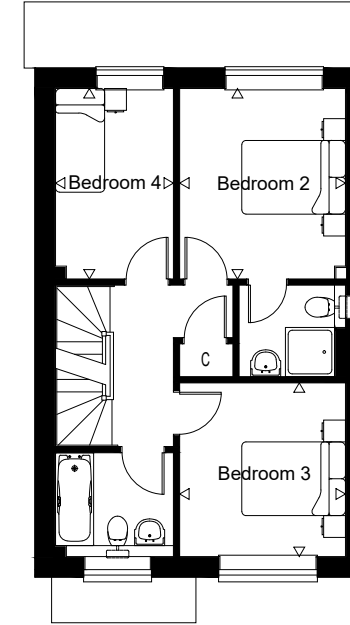
## Ground Floor



### Ground Floor

Sitting Room	5.31m x 4.46m	(17' 5" x 14' 8")
Kitchen / Dining	2.85m x 4.97m	(9' 4" x 16' 4")

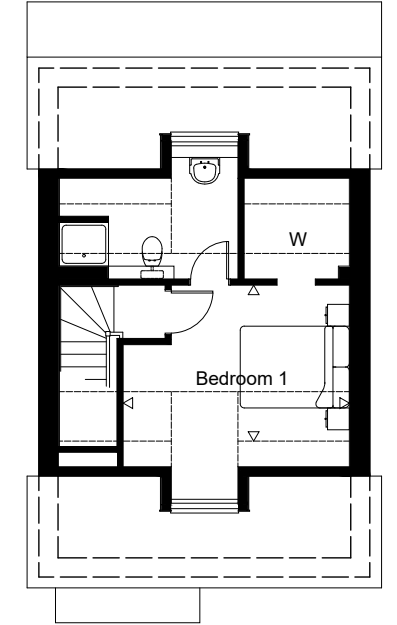
## First Floor



### First Floor

Bedroom 2	3.03m x 3.49m	(10' x 11' 5")
Bedroom 3	3.03m x 3.18m	(10' x 10' 5")
Bedroom 4	2.16m x 3.49m	(7' 1" x 11' 5")

## Second Floor



### Second Floor

Bedroom 1	4.14m x 2.85m	(13' 7" x 9' 4")
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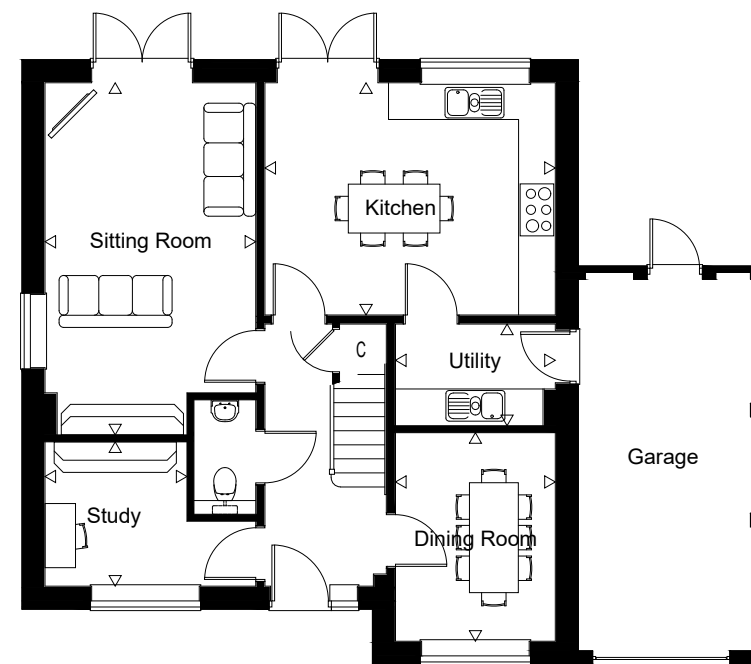


# Plot 9

5 Bedroom Detached House



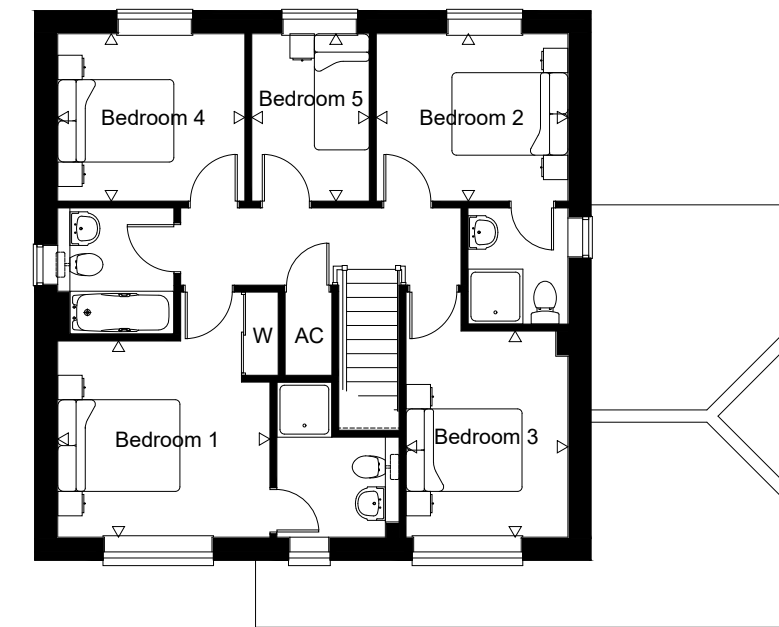
## Ground Floor



### Ground Floor

Sitting Room	3.45m x 5.76m	(11' 4" x 18' 11")
Kitchen	4.75m x 3.80m	(15' 7" x 12' 6")
Utility	2.61m x 1.66m	(8' 7" x 5' 5")
Study	2.32m x 2.36m	(7' 7" x 7' 9")
Dining Room	2.61m x 3.41m	(8' 7" x 11' 2")

## First Floor



### First Floor

Bedroom 1	3.47m x 3.21m	(11' 5" x 10' 6")
Bedroom 2	3.13m x 2.73m	(10' 4" x 9')
Bedroom 3	2.65m x 3.37m	(8' 8" x 11' 1")
Bedroom 4	3.06m x 2.73m	(10' 1" x 9')
Bedroom 5	1.92m x 2.73m	(6' 4" x 9')





# Specification



## KITCHEN

Modern contemporary kitchen

- Integrated appliances including fridge-freezer, oven, induction hob, dishwasher and washer/dryer
- Extractor hood
- Energy efficient downlighters
- Under unit LED lights

## BATHROOM & EN-SUITE

- Roca white sanitaryware with Vado chrome fittings
- Chrome thermostatic showerhead, hose and rail to en-suite
- Minoli Full height wall tiling to bath and shower, half height to walls behind WC and basin, all other walls to be painted
- Stylish heated chrome towel rail to bathroom and WC
- Vanity units to bathroom and en-suite
- Shaver point
- Energy efficient downlighters

## INTERIOR FINISH

- Matt emulsion paint finish to walls and ceilings
- White panel internal doors with chrome ironmongery
- White painted skirting and coordinating architraves
- Double glazed PVCu windows
- Polished chrome door handles throughout
- Gooding sliding mirrored wardrobe fitted to master bedroom in plots 1-5 and plot 9
- Walk in wardrobe to master bedroom in plots 6-8
- Polyflor flooring to WC, bathroom and en-suite
- Hardwood handrail to staircase
- Loft hatch

## ELECTRICAL FITTINGS

- TV points fitted to living room and bedroom 1
- BT telephone points to hallway and living room and bedroom 1
- Downlighters to kitchen and bathrooms
- Low energy pendants elsewhere
- Gas fired central heating system with combi boiler

## EXTERNAL

- Landscaped front gardens
- Turfed rear garden
- Indian stone patios and footpaths
- Rear tap
- EV charging point

## SECURITY & PEACE OF MIND

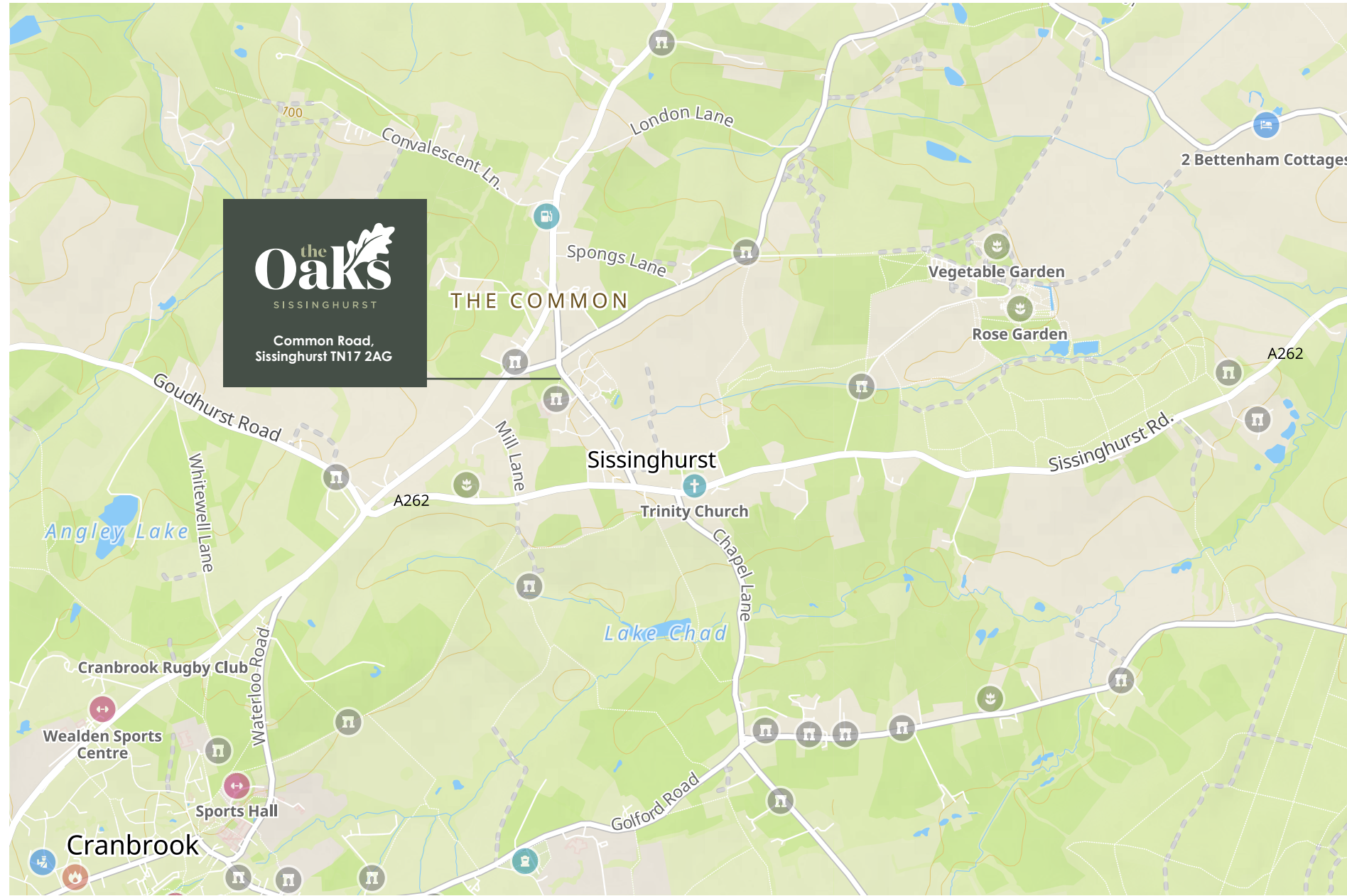
- Integrated Solar Panels
- Mains operated smoke detectors
- Triple-point locking systems to all external doors
- Munster GRP front door
- Coach light to front and rear
- Low maintenance homes
- 10 year Build Zone warranty

## COMMUNAL AREAS

- The communal areas of the development will be maintained via a management company. Please speak to a sales advisor who will be able to provide full details and annual service charge fees.







# Well connected

 **By foot**



- Sissinghurst Primary School **2 minutes**
- Sissinghurst Village Hall **5 minutes**
- The Milk House **6 minutes**
- TN17 Food & Wine **6 minutes**
- Sissinghurst Cricket Club **7 minutes**
- Cranbrook School **35 minutes**

 **By car**



- Sissinghurst Castle Garden **1.4 miles**
- Staplehurst train station **4.4 miles**
- Headcorn train station **6 miles**
- The Pantiles, Tunbridge Wells **15 miles**
- Rye **17.8 miles**
- Sevenoaks **24 miles**

 **By train**



- Ashford International **18 minutes**
- Tonbridge **18 minutes**
- Canterbury West **41 minutes**
- London Bridge **50 minutes**
- London Cannon Street **58 minutes**
- London Charing Cross **61 minutes**

Travel times are based on minimum journey times available. Sources: Trainline.com and Google maps. June 2023.





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**Canham Homes Ltd is a division of A B Canham & Son and have been building high quality houses and apartments for more than 49 years in Kent and the surrounding counties.**

Canham Homes have established a reputation for providing beautifully designed, high-quality homes in the South East.

We combine quality and attention to detail with an ethical approach to create beautiful new homes.

We have a commitment to create new homes that benefit both the community and the environment.

Every detail is meticulously planned inside and out to deliver stunning homes that enhance the locality and deliver a refined and luxurious living experience.

**We pride ourselves on being able to offer a flexible and adaptable service to our customers.**

Respecting and incorporating the local vernacular in to the external design.

High level of specification and good quality fittings.

Each new home combines a high quality finish with the highest standards of modern insulation, whilst achieving maximum energy efficiency with minimum running costs.

High level planting and landscaping.

High level of customer support during and after purchase.