



‘Our Focus Determines Your Reality’



Spongs Lane
Sissinghurst
Kent
TN17 2AH



Entrance Hall * Sitting Room * Family Room * Study/Playroom
Dining Room * Kitchen/Breakfast Room * Laundry/Utility * Cloakroom

Principal Bedroom, Ensuite * Four Further Double Bedrooms
Family Bath/Shower Room

Oast – Entrance Hall * Sitting Room * Kitchen/Dining Room
Study/Cowl Room
Two Bedrooms * Family Bathroom

Unlisted Detached Period Barn with Workshop * Garaging
Grounds just under 1.6 Acres * Trevor May Tennis Court



STRIKING DETACHED FARMHOUSE WITH VIEWS

A lifestyle opportunity, this country home consists of an unlisted farmhouse, a detached converted oast house and a barn, set in nearly 1.6 acres of garden and grounds, and enjoying far reaching countryside views on the outskirts of the village of Sissinghurst.

The farmhouse offers well-proportioned rooms exhibiting character features from brick fireplaces to wood panelling; the accommodation consists of an entrance hall, sitting room with brick fireplace, study, formerly used as a playroom, with fireplace, dining room with statement fireplace of brick with carved stone animal heads and wood panelling, and a triple aspect family room with French doors and tri-fold doors opening to the garden; also on the ground floor are a double aspect 'Mounts Hill' kitchen/breakfast room with bi-fold doors to a York stone terrace, a laundry/utility room and a cloakroom.

On the first floor there is a principal bedroom with ensuite shower room, built-in storage and an ornate fireplace and surround, four further double bedrooms, three with period fireplaces, and a family bath/shower room.





OUTSIDE

The drive sweeps past the front of the farmhouse via a carriage circle and continues on past the oast to the triple garaging block.

The detached oast sits alongside the farmhouse and provides upside down accommodation taking full advantage of the views from the sitting room. On the ground floor there is an entrance hall, a triple aspect double bedroom with French doors to the outside terrace, a further good size second bedroom and a family bathroom.

The triple aspect vaulted sitting room with log burning stove occupies the first floor together with the triple aspect kitchen/dining room and cowl room/study with working cowl.

The unlisted barn is believed to date from the 18th century, and comes with a mezzanine level, attached workshop, storeroom, log store and pentice; it has underfloor heating, engineered oak flooring and a heat pump. Outside there is a pergola and terrace. There is lapsed planning permission to create a three bedroom home.

The grounds are laid predominantly to lawn with a variety of well-established fruit and ornamental trees and well-stocked flower and shrub beds.



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

The property is within the catchment area for Cranbrook School, renowned and sought after for its excellent reputation and educational facilities; there are also local primary schools, and other excellent schools, including Bethany, Benenden, St Ronan's, Dulwich and a selection of grammar schools. 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 in under an hour whilst Ashford International to St. Pancras is in the region of 40 minutes.







Satins Hill Farmhouse - Gross Internal Area : 299.8 sq.m (3227 sq.ft.)
Satins Hill Oast House - Gross Internal Area : 83.9 sq.m (903 sq.ft.)
Garage - Gross Internal Area : 45.1 sq.m (485 sq.ft.)
Barn / Workshop - Gross Internal Area : 116.6 sq.m (1255 sq.ft.)



Family Room
8.81m x 1.74m
29'1" x 32'2"

Living Room
5.11m x 4.59m
16'9" x 15'2"

Study
5.83m x 3.73m
19'3" x 12'2"

Kitchen / Breakfast Room
5.79m x 4.38m
19'1" x 14'4"

Dining Room
5.83m x 4.59m
19'3" x 15'2"

Bedroom
5.55m x 4.00m
18'2" x 13'0"

Bedroom
5.55m x 3.73m
18'2" x 12'2"

Bedroom
4.61m x 3.50m
15'2" x 11'6"

Bedroom
5.79m x 4.23m
19'1" x 14'0"

The image shows two floor plans. The top plan is the First Floor, which includes a Kitchen (4.31m x 2.25m / 12'5" x 6'4"), a Dining Room (4.00m x 4.31m / 13'0" x 13'9"), and a Restricted Height area. The bottom plan is the Ground Floor, which includes a Bedroom (3.30m x 2.60m / 10'8" x 8'5"), a Bathroom, and another Bedroom (4.00m x 3.00m / 12'5" x 9'8").

The floor plan shows a house with a total area of 1000 sq. ft. The layout includes:

- Stair Room:** 4.37m x 5.35m (14'3" x 17'5")
- Stair:** 7.50m x 6.32m (24'7" x 20'9")
- Workshop:** 6.40m x 2.65m (21'0" x 8'8")
- Log Store:** A small rectangular area adjacent to the workshop.
- Mezzanine:** 6.60m x 2.25m (21'8" x 7'5")
- Porch:** 16.14m x 2.66m (53'0" x 8'9")
- Garage:** 5.53m x 2.66m (18'2" x 8'9")
- Storage:** 5.13m x 2.28m (16'8" x 7'6")
- Storage:** 5.53m x 2.66m (18'2" x 8'9")



Mains electricity and water. Heating : Farmhouse – oil, Oast - storage heaters, Barn - air source heat pump and underfloor heating. Klargester Sewage Treatment Plant. Fibre connected to the Farmhouse and the Oast. Hypervolt EV charger.

EPC Rating: Farmhouse E
Oasthouse F

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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