



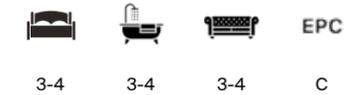
TRELAWNE

The Common, Sissinghurst, Cranbrook, Kent



ATTRACTIVE FAMILY HOUSE WITH BEAUTIFUL RURAL VIEWS

This wonderful detached home is located within the popular Cranbrook School Catchment Area. It offers flexible accommodation as well as lawned gardens, a detached annexe/studio and garaging.



Local Authority: Tunbridge Wells Borough Council

Council Tax band: F

Tenure: Freehold

Services: Mains water, gas and electricity. Gas-fired heating. Mains drainage.

Sissinghurst 0.5 miles. Cranbrook 1.5 miles. Staplehurst 4.3 miles (London Bridge from 53 minutes). Tunbridge Wells 14.5 miles.

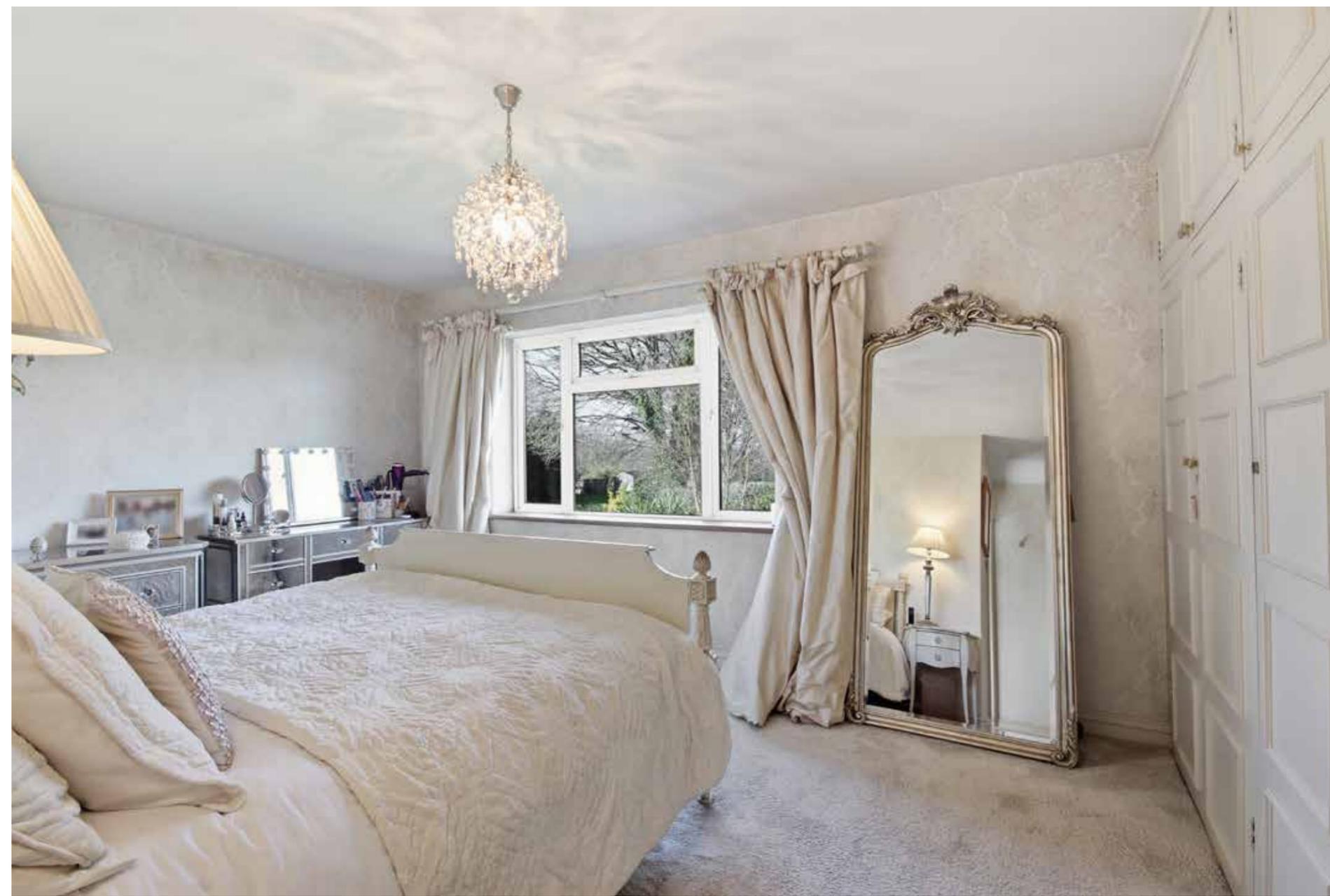
Postcode: TN17 2AD www.what3words.com/shunning.equivocal.stables



SOUGHT-AFTER LOCATION IN THE VILLAGE OF SISSINGHURST

The property sits in a wonderful position in the Weald of Kent, only half a mile from the centre of the village of Sissinghurst which offers a great sense of community with its charming pub, traditional stores and historical Sissinghurst Castle Gardens. Nearby Cranbrook, well known for its High Street lined by attractive period properties, provides a good range of shops and amenities. Further facilities can be found at the larger centres of Tunbridge Wells and Ashford. Train services are available from nearby Staplehurst as well as Etchingham and Ashford (which provides fast trains to London St Pancras from 38 minutes). There is an excellent choice of schooling in the area and we understand the property lies within the Cranbrook School Catchment Area. Other notable schools include nearby Sissinghurst Primary, Dulwich Cranbrook, Benenden, Ashford Prep (primary), Highworth Girls Grammar (Ashford), Norton Knatchbull Boys Grammar (Ashford) and Sutton Valence Preparatory.







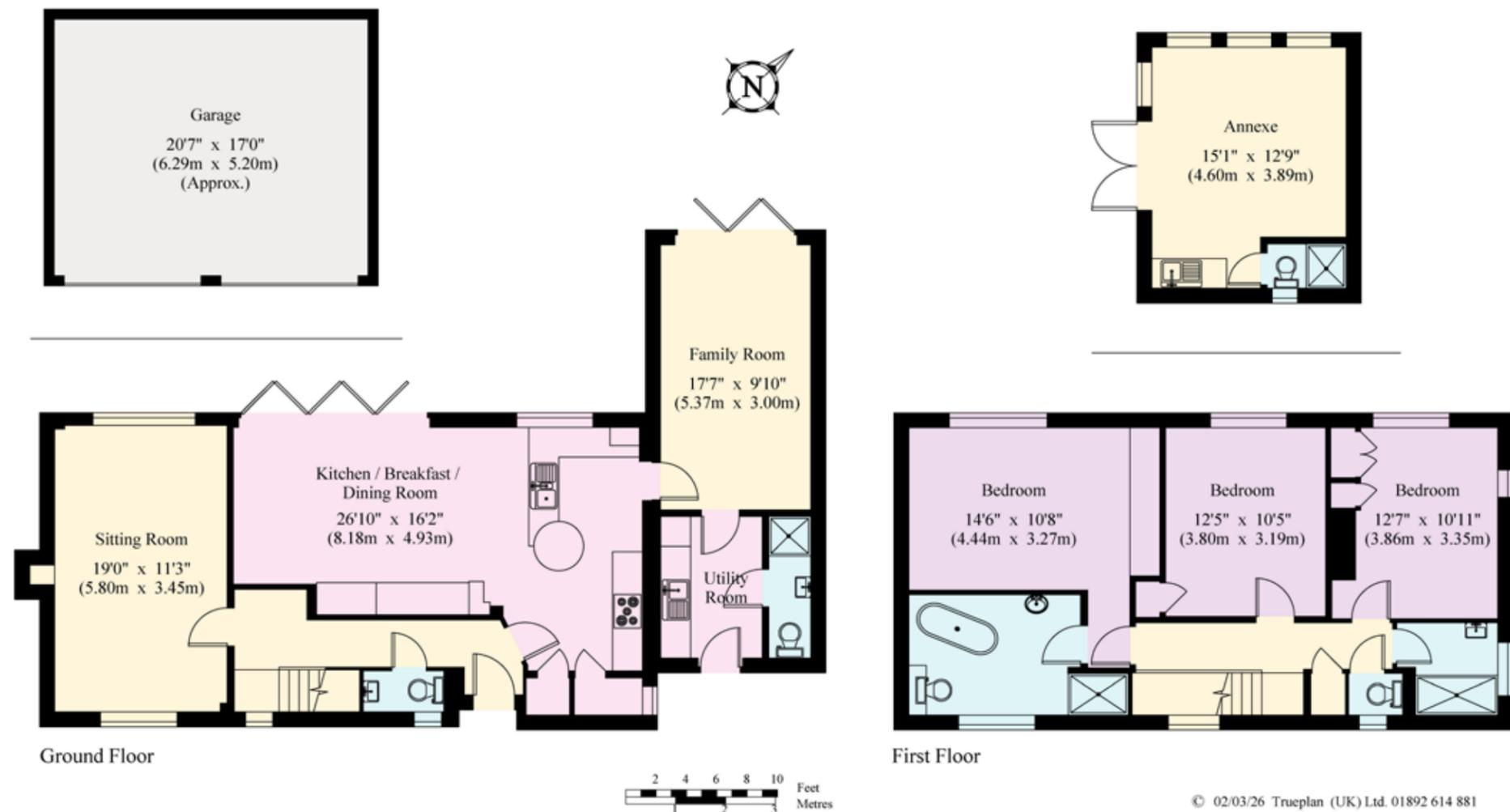
WELL-PROPORTIONED AND FLEXIBLE ACCOMMODATION

This most attractive detached family home has white weather-boarded elevations and offers beautifully presented accommodation with lovely views over the surrounding countryside as well as a detached annexe/studio and garaging. Internally, the well-proportioned rooms include a double aspect sitting room with a window to the front and rear. To the rear, the wonderful open plan kitchen/dining room is a particular feature and includes bi-fold doors to one end opening out to the rear terrace and gardens creating a fabulous entertaining space. The well-equipped kitchen includes a range of bespoke fitted units with integrated appliances and a Range cooker. A door leads through to a family room which also has bi-fold doors opening out to the terrace and gardens. There is also a utility room with shower room off and a secondary door to the front providing flexibility to use as an annexe if required. On the first floor, the principal bedroom benefits from a beautifully appointed en suite bathroom with a free-standing bath and a separate shower cubicle. There are two further bedrooms as well as a shower room and separate w.c.

Agents Note: The vendors inform us that the footings are in place to add a second storey above the family room, subject to obtaining the necessary planning consents.

Outside, the house is approached over a driveway leading to the detached double garage and parking area. To the rear of the house there is a large paved terrace, ideal for al fresco dining whilst enjoying the stunning rural views. The delightful gardens and laid to lawn with mature hedging and trees. At the far end of the garden there is a detached annexe/studio which has an open plan living room/bedroom with kitchenette area and a shower room. In all about 0.6 of an acre.





Approximate Gross Internal Area =
House: 163.3 sq m / 1758 sq ft. Annex: 19.0 sq m / 205 sq ft.
Garage: 32.7 sq m / 351 sq ft. TOTAL: 215 sq m / 2314 sq ft.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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VIEW

