



- Striking Farmhouse with Oast and Barn
- Entrance Hall, Four Reception Rooms
- Kitchen/Breakfast Room, Laundry/Utility
- Five Double Bedrooms, One Ensuite
- Family Bath/Shower Room
- Detached Oast - Two Bedrooms, Bathroom
- Sitting Room, Kitchen, Study/Cowl Room
- Just Under 1.6 Acres with Tennis Court

Description

SISSINGHURST - CRANBROOK SCHOOL CATCHMENT

A lifestyle opportunity, this country home consists of an unlisted farmhouse, a detached converted oast house and a barn, set in just under 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, whilst the oast has been used in the past to generate an income as a holiday let, and provides upside down accommodation to take advantage of the views from the sitting room. The unlisted detached period barn is currently used as a leisure space/games room.

Tunbridge Wells Borough Council - Council Tax Band - Farmhouse F
Oasthouse B
EPC Rating: Farmhouse E
Oasthouse F

The village of Sissinghurst boasts a Village store, pub and restaurants, cricket club, church and primary school. Other local attractions include the Sissinghurst Castle Gardens.

The nearby town of Cranbrook is one of the most picturesque small towns in the Weald, renowned for its eclectic mix of shops, cafe's, restaurants, boutiques etc. Dominating the town is the stone



church known locally as "The Cathedral of the Weald". A variety of social clubs offer a range of interesting activities.

Cranbrook is the home of Cranbrook School, a co-ed grammar and boarding school. There are several highly rated local primary schools including nearby Sissinghurst Primary. There are a number of independent schools including Bethany, Benenden School, St Ronans, Vinehall, Tonbridge, Sutton Valence and Dulwich School.

The A21 offers excellent links to the Motorways heading North and South. The Mainline station at nearby Staplehurst offers trains to London Bridge, Charing Cross and Cannon Street.

SERVICES:

Mains electricity and water. Farmhouse oil fired central heating. Oast storage heaters and log burner. Barn air source heat pump and underfloor heating.

Klargester Sewage Treatment Plant.

Fibre connected to the Farmhouse and the Oast.

Hypervolt EV charger

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









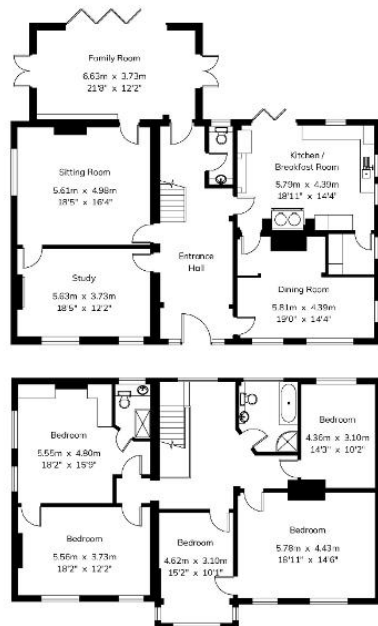


Satins Hill

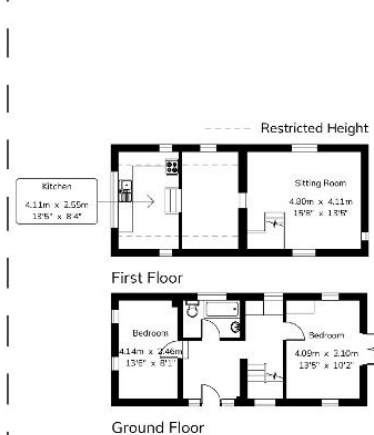
Satins Hill Farmhouse - Gross Internal Area : 299.8 sq.m (3227 sq.ft.)
 Satins Hill Oast House - Gross Internal Area : 83.9 sq.m (903 sq.ft.)
 Garage - Gross Internal Area : 45.1 sq.m (485 sq.ft.)
 Barn / Workshop - Gross Internal Area : 116.6 sq.m (1255 sq.ft.)



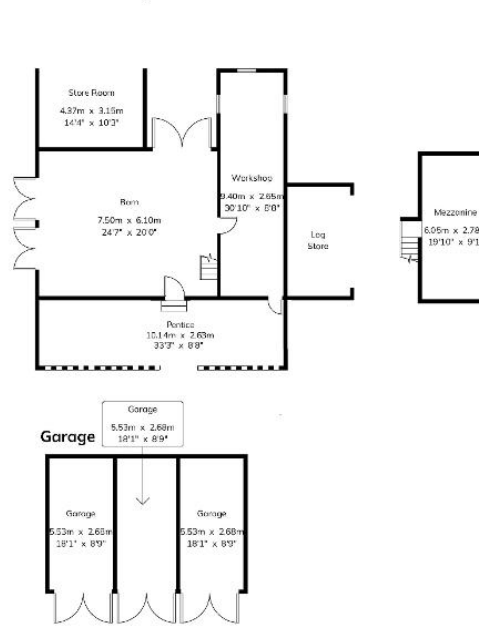
Satins Hill Farmhouse



Satins Hill Oast House



Barn / Workshop



For Identification Purposes Only.
 © 2025 Harpers & Hurlingham Limited 01892 614 881

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



The Cornerhouse
 Stone Street
 Cranbrook
 Kent
 TN17 3HE

T: 01580 715 400
 E: enquiries@harpersandhurlingham.com
 W: www.harpersandhurlingham.com