



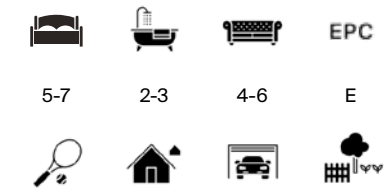
# SATINS HILL FARMHOUSE

Spongs Lane, Sissinghurst, Cranbrook, Kent



## A MOST ATTRACTIVE PERIOD HOUSE WITH OAST AND BARN

This wonderful unlisted five bedroom family home has the added benefit of a two bedroom converted oast house and a substantial detached period barn, as well as garaging and lawned gardens with an all-weather tennis court.



Local Authority: Tunbridge Wells Borough Council

Council Tax band: Farmhouse F; Oast house B.

Tenure: Freehold

Mains water & electricity. House Oil-fired heating; Oast Electric & wood burner; Barn Air- source heat pump (underfloor). Private drainage (Klargester). Hypervolt EV charging point.

Sissinghurst 0.7 miles. Cranbrook 2 miles. Staplehurst 4.4 miles (London Bridge from 53 minutes). Tunbridge Wells 15 miles.

Postcode: TN17 2AH [www.what3words.com/midfield.couches.listed](http://www.what3words.com/midfield.couches.listed)



## IN A WONDERFUL POSITION, CLOSE TO AMENITIES

The property sits in a convenient, semi-rural position within the Weald of Kent, offering far-reaching views yet less than a mile from the village of Sissinghurst which offers a great sense of community with its charming pub, traditional stores and historical Sissinghurst Castle and Gardens. Nearby Cranbrook, well known for its High Street lined by attractive period properties, provides a good range of cafes, shops and amenities. Further facilities can be found at the larger centres of Tunbridge Wells and Ashford. Train services are available from nearby Staplehurst (journey time to London Bridge from 53 minutes) as well as Ashford (which provides fast trains to London St Pancras from 38 minutes). There is an excellent choice of schooling in the area and the property lies within the Cranbrook School Catchment Area. Other notable schools include Dulwich Cranbrook, Benenden, Maidstone Grammar and Invicta Grammar (Maidstone) and St Ronan's (Hawkhurst).





## SATINS HILL FARMHOUSE, OAST HOUSE AND DETACHED BARN

Satins Hill Farmhouse comprises a most attractive unlisted period house which offers substantial family accommodation totalling 3155 square feet. In addition to the main house the property includes a lovely two bedroom converted oast house as well as a substantial detached barn.

Overall, the property offers huge flexibility for various uses including multi-generational living and home working. The property is also ideal for entertaining with the numerous doors opening out from the house to the gardens as well as the fabulous addition of the substantial period barn with it's own pergola covered terrace.

The delightful well-stocked, mature lawned gardens surround the house and include a Trevor May all-weather tennis court. The property sits in a wonderful semi-rural and convenient location, close to amenities and only just over a mile from the historic Sissinghurst Castle Gardens.





## SUBSTANTIAL AND WELL-PROPORTIONED FAMILY SPACE

The farmhouse provides extremely well-proportioned family accommodation which flows very well. The front door opens into a spacious entrance hall which gives access to the principal reception rooms.

The characterful dining room/snug has windows overlooking the front and a magnificent fireplace with exposed brick and wood panelling. Also to the front, there is a useful study / home office (formerly used as a play room).

To the rear, the sitting room has a window to the side and a door leading through to a fabulous triple aspect garden room with numerous doors opening onto the rear terrace and gardens, ideal for entertaining. The double aspect kitchen / dining room has a range of fitted cupboards, an Aga cooker, separate electric cooker and hob, space for a dining table and bi-fold doors opening out to the rear York stone terrace and gardens. Adjacent to the kitchen there is a utility and laundry room.

On the first floor there are five generous bedrooms and a family bathroom. The principal bedroom benefits from fitted wardrobes and an en suite shower room.





## OUTBUILDINGS AND GARDENS

The house is approached over a sweeping private driveway leading to a turning circle in front of the house and oast as well as a detached triple bay oak-framed garage. The delightful oast house provides two ground floor bedrooms and a bathroom. On the first floor there is a triple aspect sitting room with far reaching views, a study/office and a triple aspect kitchen/breakfast room. To the rear, the substantial detached barn has an impressive catslide roof and pentice creating a spacious covered area. Internally, the barn has attractive exposed timbers and vaulted ceiling, underfloor heating, power. Steps lead up to a mezzanine hay loft area and further steps lead to a spacious workshop. There are also two sets of double doors opening out to a paved terrace with pergola over. The delightful gardens are laid to lawn with mature trees and shrubs. To the front, there is a paved seating area overlooking the Trevor May fenced, all-weather tennis court. In all about 1.6 acres.



Approximate Gross Internal Area = House: 293.1 sq m / 3155 sq ft (excluding void).  
 Outbuildings: 239.1 sq m / 2574 sq ft.  
 TOTAL: 532.2 sq m / 5729 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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