Lambert & Foster

EST 1900



3 BRAMLING GARDENS

SISSINGHURST | KENT | TN17 2DY

A well-presented, double fronted, detached house by Countrywide Homes circa 2018, providing three double-bedroom accommodation including a sitting room with feature bay window, comprehensively fitted kitchen/dining room with patio doors, complemented by a front and rear, part walled, lawned garden and a single garage with parking in front, all occupying a village location, a convenient walk to the high street amenities. Cranbrook School catchment area.

Guide Price £545,000

FREEHOLD









3 BRAMLING GARDENS

SISSINGHURST, KENT, TN17 2DY

3 Bramling Gardens is a detached house presenting mixed elevations of brick and tile hanging, set with UPVC double glazed windows, beneath a pitched, composite slate tiled roof. The well-presented accommodation is arranged over two floors and briefly comprises; entrance hall and cloakroom, with doors leading off to a double aspect sitting room, with feature bay window and patio doors providing access out to the rear garden with a pleasant outlook. A triple aspect kitchen/dining room, including feature bay window and patio doors to the rear garden, is fitted with a range of units and work surfaces, including a breakfast bar, integral appliances including four burner electric hob and electric oven under, filter hood over, fridge/ freezer and dishwasher. A walk-in utility cupboard includes space and plumbing for a washing machine and houses a wall-mounted gas-fired Potterton Boiler providing domestic hot water and central heating.

Arranged over the first floor galleried landing are three double bedrooms, incorporating a main bedroom with a double aspect, enjoying distant countryside views and fitted wardrobes with sliding mirrored doors. An en-suite shower room has a walk-in shower. Bedroom two enjoys a double aspect, and bedroom three enjoys distant countryside views to the front. The family bathroom is fitted with a white suite including a panelled bath.

Outside, a block paved drive provides parking and leads up to an attached brick, single garage, including space for a workbench, fitted with up and over door. The front garden comprises well-stocked borders and established shrubs with an area of lawn and a paved pathway. A wooden side gate provides access to the rear, part walled garden laid to lawn with paved patio and well-stocked shrubbery borders, including hydrangeas.









- **Entrance hall and cloakroom**
- **Double aspect sitting room with feature bay window**
- **Comprehensively fitted kitchen/dining room with breakfast bar and patio doors**
- **First-floor galleried landing**
- **Three double bedrooms, including a main bedroom with ensuite shower room**
- **Family bathroom**
- **Gas fired central hearing and UPVC double glazing**
- **Drive and attached single garage**
- **Front and rear garden**
- **Village location, convenient walk to high street amenities.**

VIEWING: By appointment only with the agents Cranbrook Office. Call 01580 712 888.

WHAT3WORDS: /// ///rationed.payback.stung

TENURE: Freehold

SERVICES & UTILITIES: Mains electricity, water and drainage. Mains gas-fired central heating.

BROADBAND AND MOBILE COVERAGE:
(Visit https://checker.ofcom.org.uk/en-gb/broadband-coverage or enquire with the office for more information).

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band F **EPC:** B (84)

PHYSICAL CHARACTERISTICS: Details here

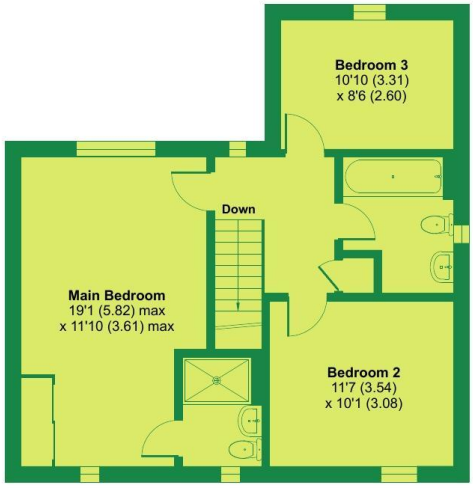
FLOORPLANS

www.lambertandfoster.co.uk

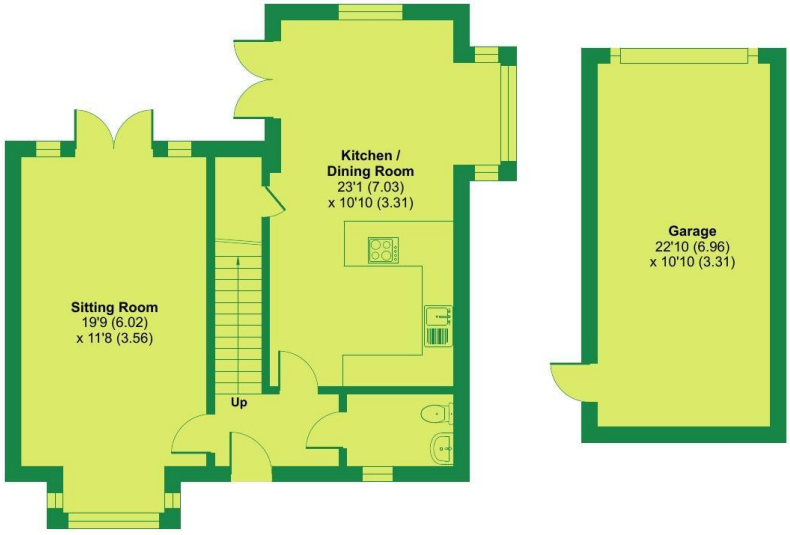
For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

3 Bramling Gardens, Sissinghurst, Cranbrook, TN17 2DY

Approximate Area = 1284 sq ft / 119.2 sq m
Garage = 248 sq ft / 23 sq m
Total = 1532 sq ft / 142.2 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Lambert and Foster Ltd. REF: 1536833

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