



‘Our Focus Determines Your Reality’



BRAMLING GARDENS
Sissinghurst
Kent
TN17 2DY



Entrance Hall * Open-Plan Kitchen/Dining/Sitting Room
Cloakroom

Principal Bedroom with Ensuite * Further Double Bedroom
Additional Good Size Single Bedroom
Family Bathroom

Enclosed Garden * Paved Terrace
Driveway Off Road Parking



STYLISH, LIGHT FILLED END OF TERRACE HOME

Filled with light, this stylish family home occupies an enviable position not overlooked by its neighbours. Completed in the late 2010s and situated on a recently completed development in the sought-after village of Sissinghurst the property benefits from the remainder of a building warranty until 2029 and is within walking distance of the local Primary School and conveniently located for access to the local amenities as well as Cranbrook and the renowned Cranbrook School.

The accommodation on the ground floor consists of an entrance hall with door to a cloakroom, there is also a door leading into the double aspect open-plan kitchen/dining/sitting room with doors to the garden.

On the first floor there is a principal bedroom with ensuite shower room, and built in storage, a further double bedroom, a good size single bedroom currently used as an office and a family bathroom.

The garden to the front is laid to lawn bordered with a clipped box hedge. A herringbone brick driveway provides off-road parking with a path leading to the front door. A gate leads from the drive into the garden to the rear which is again lawn, with flower and shrub beds, and a paved terrace. A gate in the rear close slat wooden fence opens to additional parking.



SISSINGHURST AND CRANBROOK

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

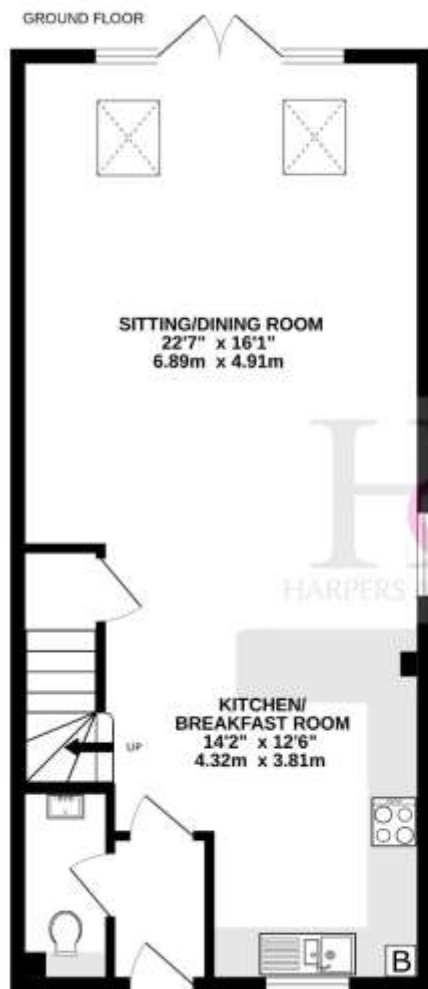
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports and social activities.

SCHOOLS AND CONNECTIONS

The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School and the local primary school, there are other excellent schools, namely Bethany, Benenden School, St Ronans and Dulwich School.

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.





TOTAL APPROXIMATE INTERNAL FLOOR AREA (1,105.55Q.F.T. (102.75Q.M.)
(no guarantee is given to the square footage of the property, the figure shown is for initial guidance)
(not to scale - for layout purposes only)
(please note that the fixtures and fittings are not necessarily included in the sale)
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
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1ST FLOOR



SERVICES

All mains utilities connected. Gas fired central heating. Fibre is connected to the property.

Communal areas covered by management company 'Remus', service charge per annum tbc.

Tunbridge Wells Borough Council - Council Tax Band E

EPC Rating: B

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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