



'Our Focus Determines Your Reality'



The Common
Sissinghurst
Kent
TN17 2HS



Sitting/Dining Room * Kitchen/Breakfast Room

First Floor Double Bedroom * Second Floor Double Bedroom
Family Bathroom

Charming Courtyard Style Garden * Off-Road Parking



ATTRACTIVE END OF TERRACE COTTAGE

Believed to date from the late 1800s with later additions, this attractive end of terrace cottage exhibits many period features from exposed floorboards to wrought iron fireplace whilst offering the comfort of modern living.

The accommodation which spans three floors consists of a double aspect, open-plan sitting/dining room with fireplace, opening into a double aspect kitchen/breakfast room with door to outside.

On the first floor there is a double bedroom with wrought iron fireplace and exposed floorboards, together with a family bathroom. A staircase leads to a further double bedroom on the second floor.

Outside gravel off-road parking is bordered with mature shrubs. A driveway leads down the side of the cottage to further off-road parking with a gate opening onto a charming, low maintenance courtyard style garden bordered with established planting.

Conveniently located at The Common, in Sissinghurst, the cottage is a short drive to the village centre, the mainline railway station at Staplehurst and the Cranbrook School.



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.

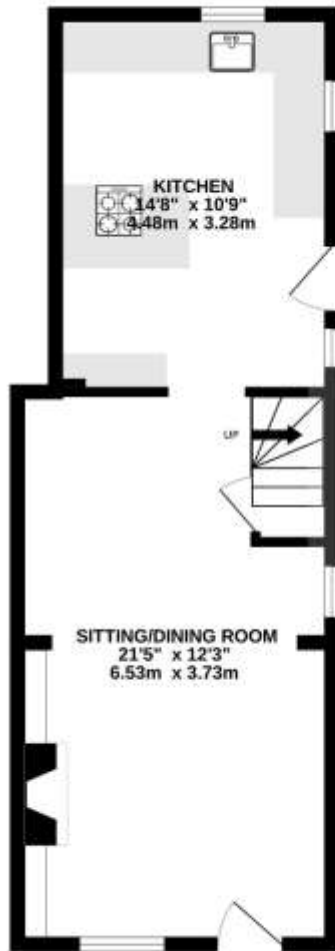
SCHOOLS AND CONNECTIONS

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.



GROUND FLOOR



TOTAL APPROXIMATE INTERNAL FLOOR AREA 857.96Q.FT. (79.75Q.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 mis-statement. 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 as to their operability or efficiency can be given.
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1ST FLOOR



2ND FLOOR



SERVICES

All mains utilities connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band C

EPC Rating: D

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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