



'Our Focus Determines Your Reality'



The Common
Sissinghurst
Kent
TN17 2AD



Entrance Hall * Drawing Room * Dining Room
Kitchen/Breakfast Room * Ground Floor Bedroom * Cloakroom

First Floor Principal Bedroom * Second Floor Double Bedroom
Family Shower Room

Grounds of Approx. 0.3 Acres
Garage * Ample Off-Road Parking



PICTURESQUE GRADE II LISTED COTTAGE

Situated within its own delightful grounds of approx. 0.3 acres and full of period charm, this immaculately presented, picturesque, detached grade II listed cottage is located on the edge of the Town of Cranbrook.

With exposed beams, floorboards and an inglenook fireplace, the thoughtfully updated accommodation consists of an entrance hall with exposed floorboards, a double aspect drawing room with doors to outside and an inglenook fireplace with log burning stove, a double aspect dining room with vaulted ceiling and beams, and a kitchen/breakfast room with vaulted ceiling and Aga; completing the ground floor is a bedroom and cloakroom.

On the first floor there is a double aspect double bedroom with exposed floorboards, beams and a fireplace, and a family shower room. Stairs lead to the second-floor triple aspect principal bedroom.

Outside the property is approached through electric double gates onto a gravel drive which provides ample off-road parking and leads to the garage. The gardens wrap around the cottage and are laid to lawn with a variety of mature trees and plants, a natural pond, hidden store and greenhouse all enclosed by a mature hedge.



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.

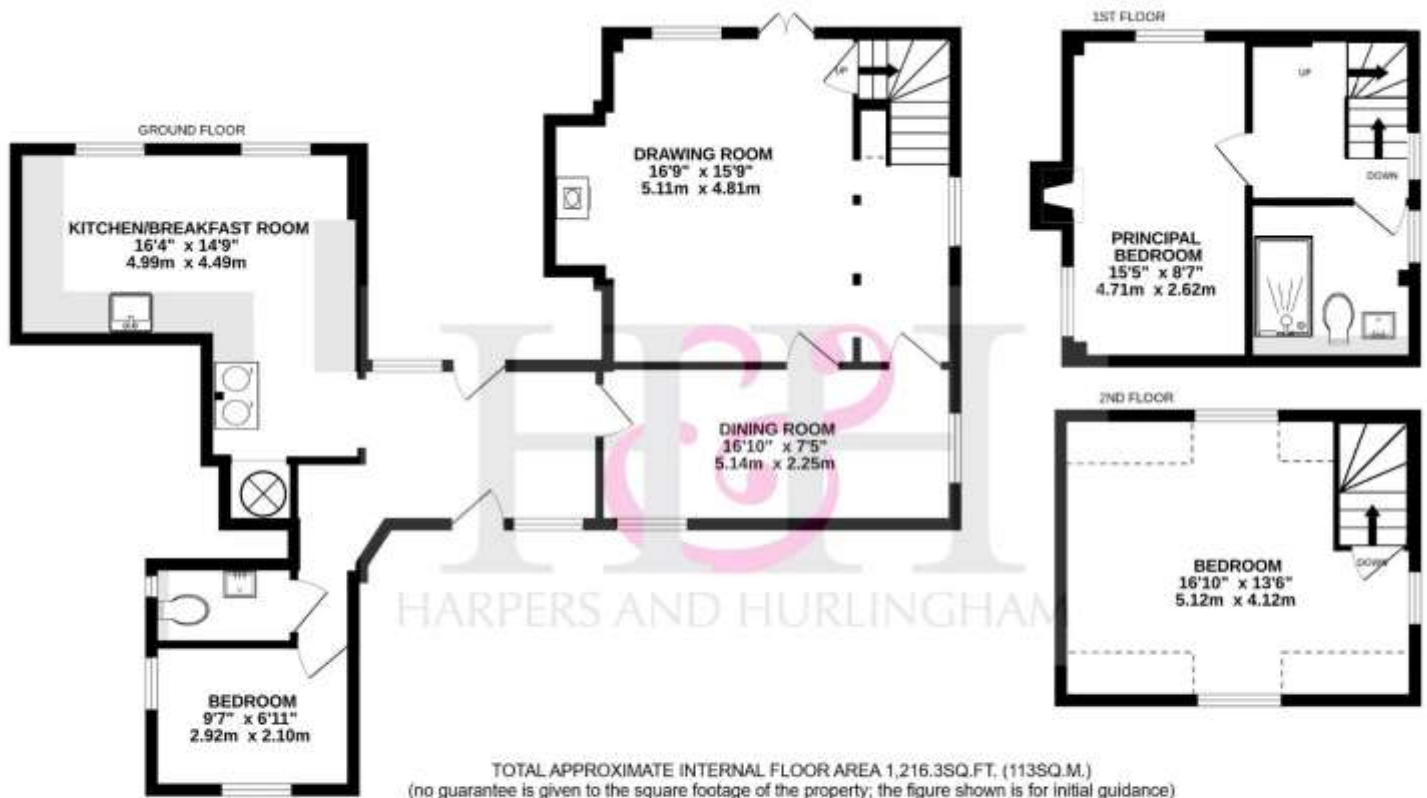
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports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





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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SERVICES

Mains electricity, water and drainage. Oil fired central heating.

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: n/a

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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