

SISSINGHURST KENT



STARVEDEN LANE, SISSINGHURST
KENT TN17 2AN

Charming Country Cottage with Views

Entrance Hall * Sitting Room * Dining Room * Kitchen/Breakfast Room
Cloakroom

Master Bedroom * Four Further Bedrooms * Family Bathroom

Grounds Approx. 3.5 Acres (tbv) including Garden with Terrace * Paddock
Grass Tennis Court

Cranbrook School Catchment Area

Providing well-proportioned accommodation, this charming country cottage is a must see. Sitting in just under an acre, the cottage is situated on a much sought after private road on the outskirts of Cranbrook, with stunning far reaching views across the Weald.

The accommodation consists of an entrance hall leading to a triple aspect sitting room with bay window and fireplace, a dining room also with bay window and log burning stove, kitchen/breakfast room and cloakroom on the ground floor.

On the first floor there is a master bedroom with ensuite shower room, four further bedrooms and a family bathroom.

Outside a gravel drive provides ample off road parking and leads to the garage which forms an integral part of the ground floor of the cottage. The delightful gardens to the rear are laid to lawn with well-established trees, shrubs and flower beds, a paved terrace is ideal for enjoying the garden. Included in the grounds there is also a paddock and grass tennis court.

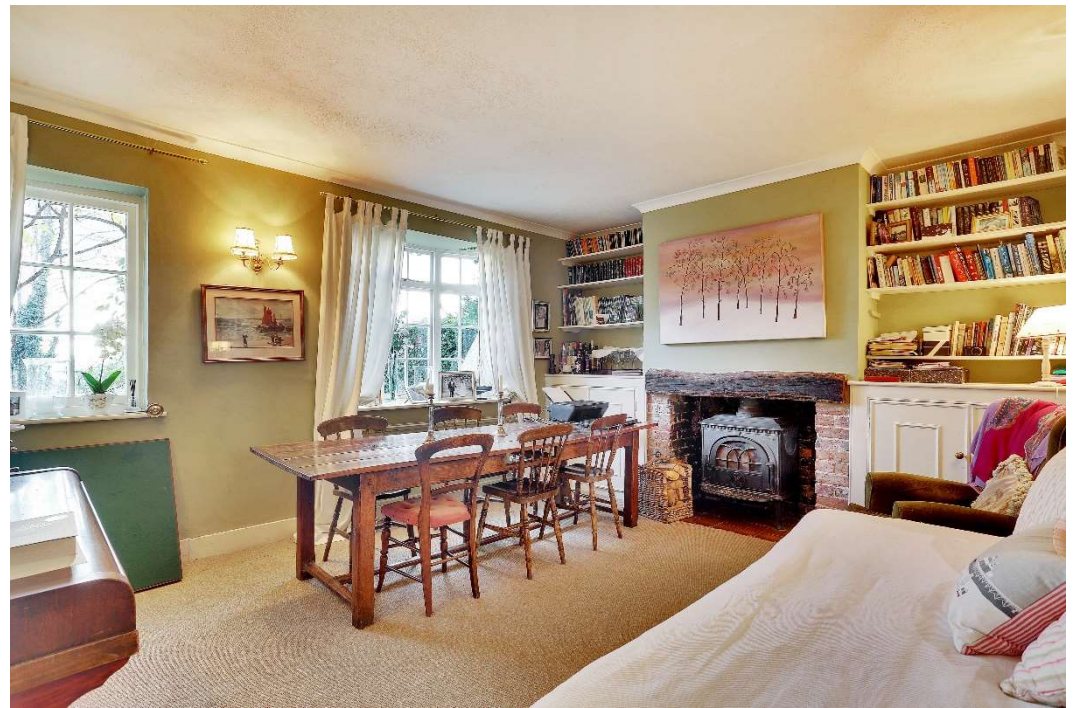
Harpers and Hurlingham

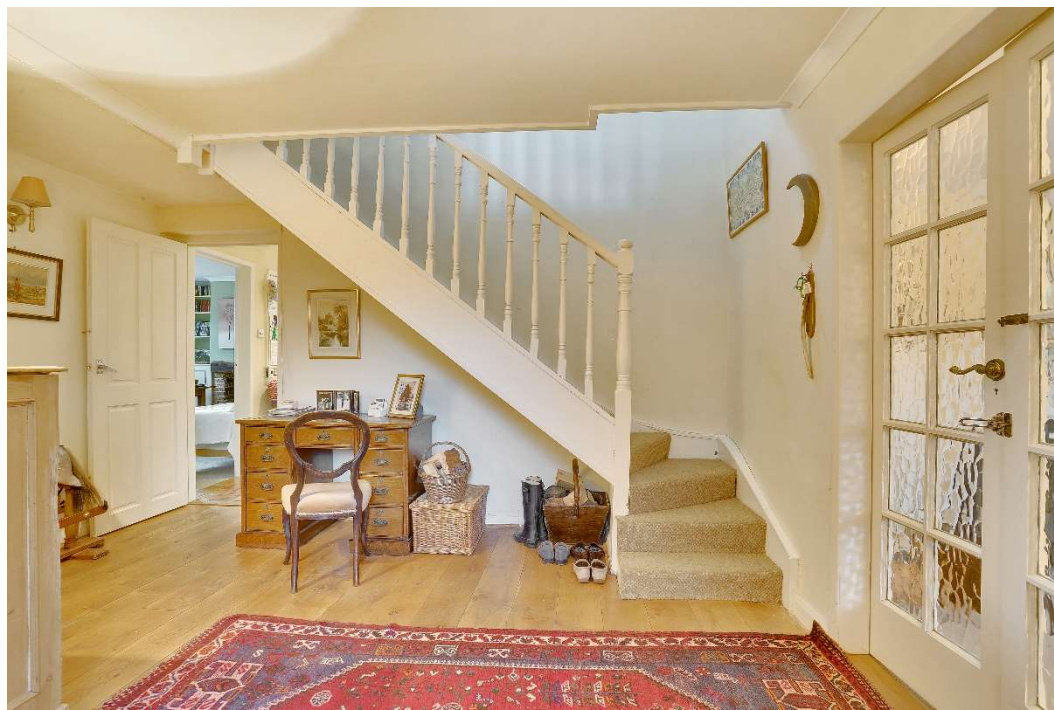
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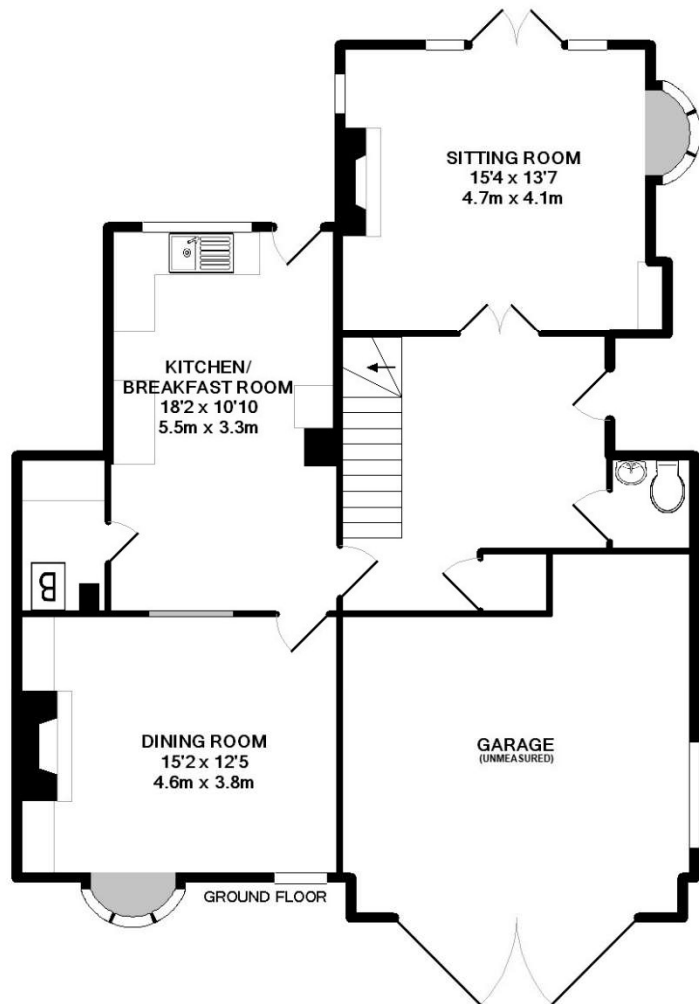




The property is conveniently located on a private road on the outskirts of the town of Cranbrook, one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. Dominating the town is the stone church known locally as "The Cathedral of the Weald". A variety of social clubs offer a range of interesting activities.

The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the Town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School as well as a number of Grammar Schools.

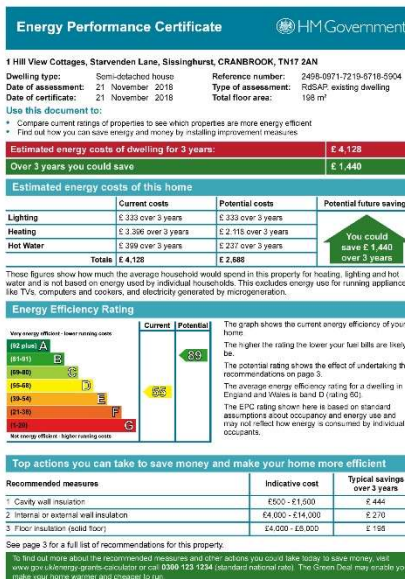
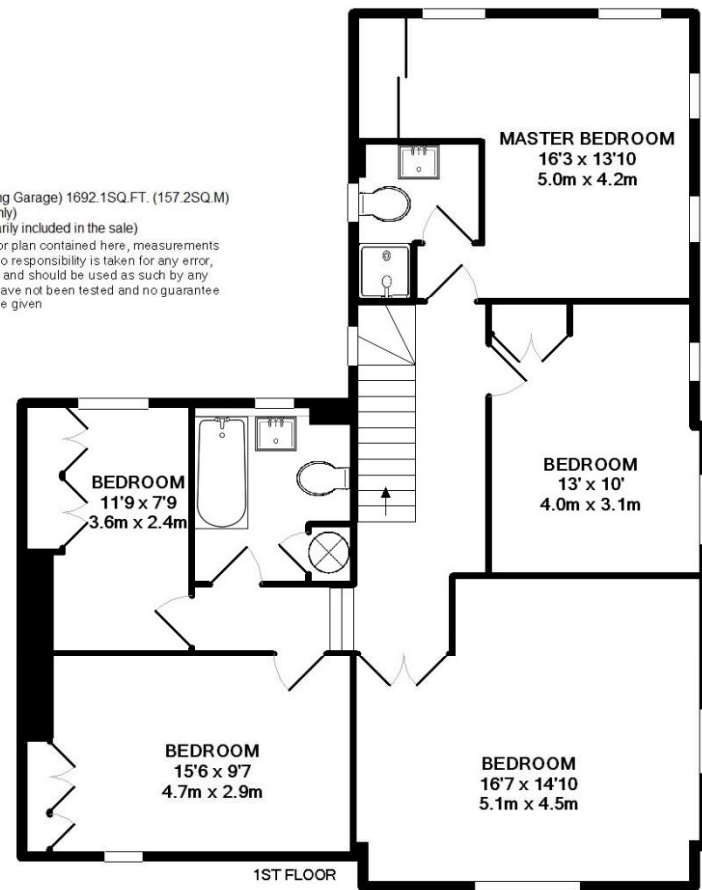
The A21 offers excellent links to the Motorways heading North and South. The Mainline station at nearby Staplehurst offers trains to London Bridge, Charing Cross and Cannon Street.



TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (excluding Garage) 1692.1SQ.FT. (157.2SQ.M)
(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 floor plan 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 and water. Oil fired central heating.

Tunbridge Wells Borough Council - Council Tax Band E

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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