

SISSINGHURST, KENT



CAMDEN HILL, SISSINGHURST, KENT TN17 2AR

Striking 1960s Built Detached Property

Entrance Hall * Sitting Room * Dining Room * Study * Kitchen/Breakfast Room * Utility Room
Two Double Bedrooms * Shower Room

Master Bedroom * Double Bedrooms with Play Room * Single Bedroom
Family Bath and Shower Room * Store Room

Manicured Gardens * Garage * BBQ House * Two Greenhouses * Off Road Parking

Sitting within stunning, manicured gardens, this striking, 1960s built detached property is conveniently located on the outskirts of Sissinghurst and the town of Cranbrook.

Light and spacious, the accommodation consists of a double height entrance hall, a double aspect dining room, a double aspect light filled sitting room with fireplace, a kitchen/breakfast room and a utility room on the ground floor. There are also two double bedrooms, a study and a family shower room.

On the first floor there is a master bedroom with Juliette balcony, two further bedrooms, one which opens into a play room/store room, a family bath and shower room and an additional store room.

Electric gates open onto a sweeping drive that leads to an area of off road parking and the garage. The manicured gardens wrap around the property and are laid predominantly to lawn interspersed with variety of mature trees and flower and shrub beds. There is a well tended vegetable garden created using raised beds as well as a fruit cage. Within the garden there are two greenhouses and there is a 12 seater BBQ house. Areas of terracing around the property are ideal for enjoying the garden throughout the day.

Located within the much sought after Cranbrook School Catchment Area this property must be seen to appreciate the light and space.

Harpers and Hurlingham

The Corner House

Stone Street

Cranbrook

Kent

TN17 3HE

Tel: 01580 715400

enquiries@harpersandhurlingham.com

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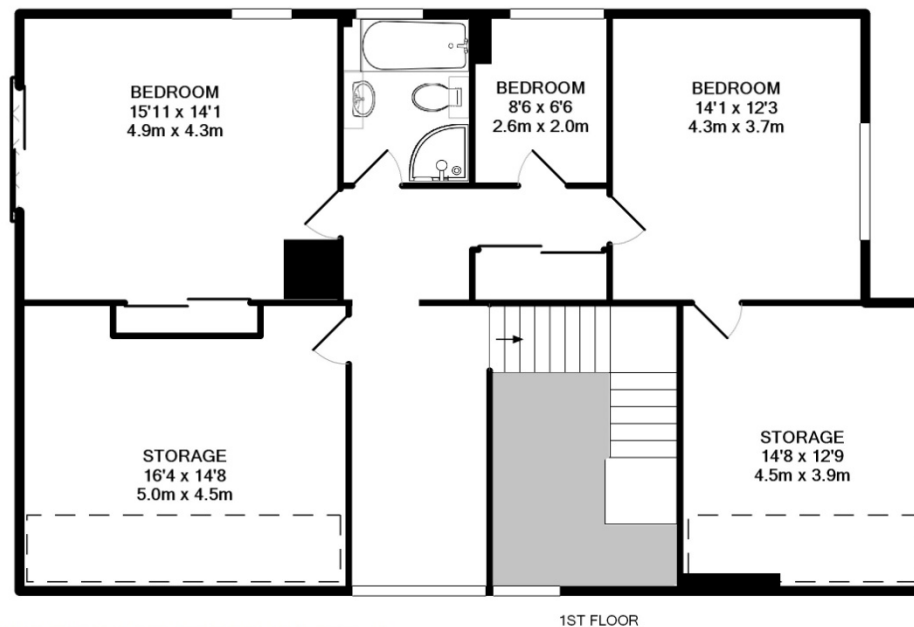
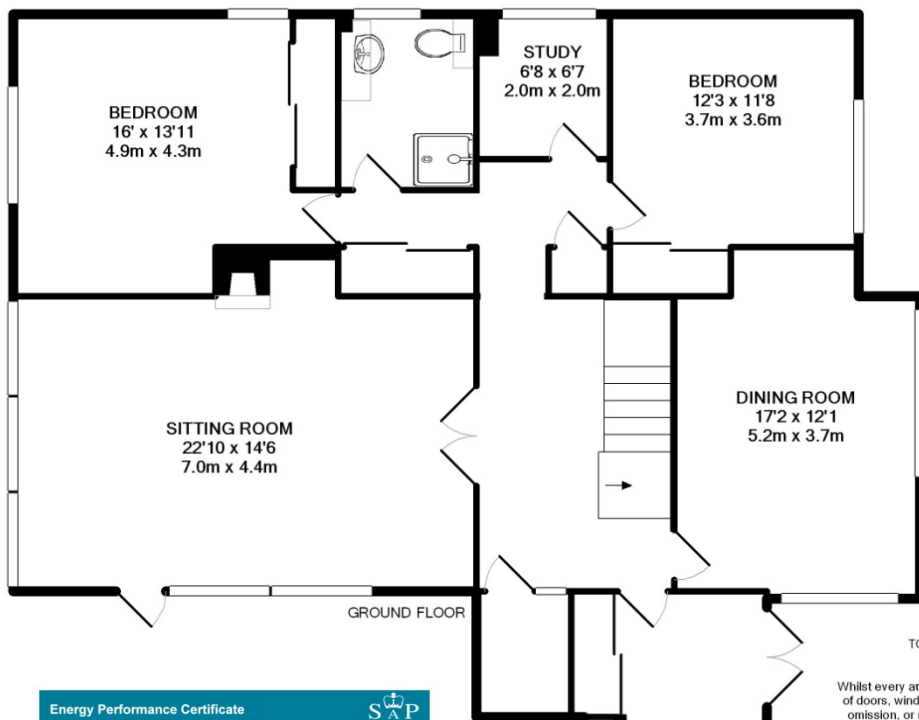




The property is conveniently located on the outskirts of Sissinghurst and the town of Cranbrook, one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. Dominating the town is the stone church known locally as "The Cathedral 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.

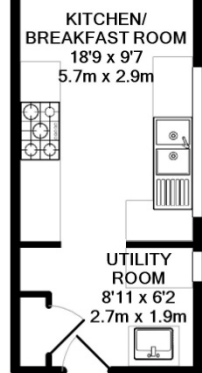


TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 2511.2SQ.FT. (233.3SQ.M)
(not to scale - for layout purposes only)

(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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Energy Performance Certificate



Fairfield, Camden Hill, Sissinghurst, CRANBROOK, TN17 2AR
 Dwelling type: Detached house Reference number: 2838-0088-7294-4046-3910
 Date of assessment: 27 April 2016 Type of assessment: RDSAP existing dwelling
 Date of certificate: 03 May 2016 Total floor area: 252 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

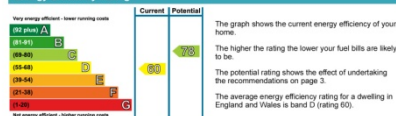
Estimated energy costs of dwelling for 3 years:	£ 6,819
Over 3 years you could save	£ 2,391

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 552 over 3 years	£ 354 over 3 years	You could save £ 2,391 over 3 years
Heating	£ 5,970 over 3 years	£ 3,777 over 3 years	
Hot Water	£ 297 over 3 years	£ 297 over 3 years	
Totals	£ 6,819	£ 4,428	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 201	✓
2 Room-in-roof insulation	£1,500 - £2,700	£ 1,065	✓
3 Cavity wall insulation	£500 - £1,500	£ 363	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/bestenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



Mains electricity, gas and water. Private drainage.

Tunbridge Wells Borough Council - Council Tax Band G

A restrictive covenant exists requiring the neighbour's permission to carry out any development of the property.

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

