



'Our Focus Determines Your Reality'



The Street  
Sissinghurst  
Kent  
TN17 2JH



Sitting Room \* Kitchen/Dining Room \* Bathroom

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Master Bedroom \* Guest Bedroom \* W.C.

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Enclosed Gardens \* Garden Store



## STYLISH PERIOD COTTAGE

Believed to date from the late 1800s, this stylish cottage is unlisted and in 2018 underwent a comprehensive refurbishment. The cottage benefits from delightful gardens and is conveniently situated in the centre of the popular village of Sissinghurst.

Presented in immaculate order throughout, the accommodation consists of a porch opening into a sitting room with log burning stove, a kitchen/dining room with doors to the garden and a bathroom on the ground floor. On the first floor there is a master bedroom with wardrobes and views over the garden, a double guest bedroom and a w.c.

A wrought iron gate in the hedge opens onto a brick path leading to the front door. Adjoining the path there is an area of York stone. The enclosed garden to the rear is laid to lawn with raised flower beds and steps leading to a further elevated area of lawn.



## SISSINGHURST

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

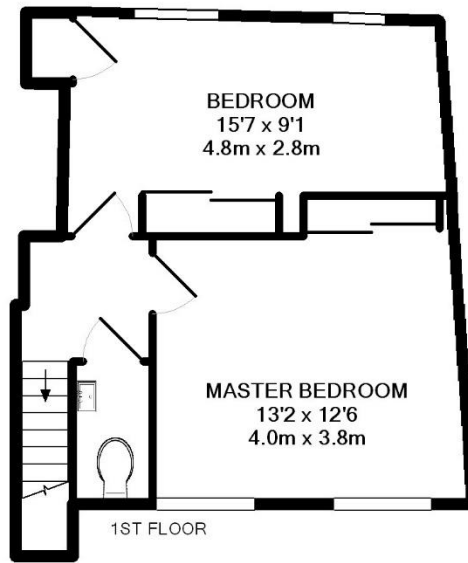
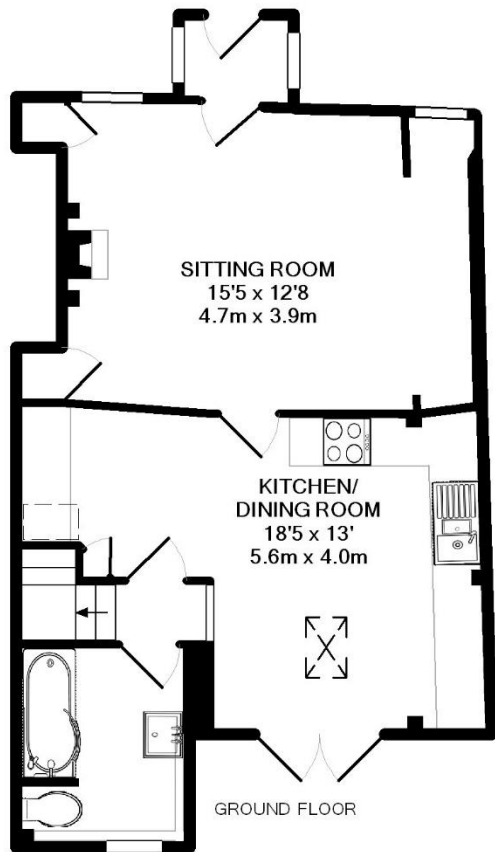
The nearby town of Cranbrook provides a large variety of shops and amenities.

## SCHOOLS AND CONNECTIONS

In addition to Cranbrook School, there are a number of excellent schools in the area which include the village primary school, Bethany, Benenden, Dulwich Preparatory, Marlborough House, St Ronans, Sutton Valence together with a variety of state schools.

There are mainline stations at both Headcorn and Staplehurst with train services to London Bridge, Charing Cross and Cannon Street (65 mins). Junction 8 of the M20 motorway offers road links to the south coast and the M25.





TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 771.8SQ.FT. (71.7SQ.M)

(not to scale - for layout purposes only)

(no guarantee is given to the square footage of the property, the figure given is for initial guidance 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**

Cats Cottage  
The Street  
Bromsgrove  
CRANBROOK  
TN17 2JH

Dwelling type: Mid-terrace house  
Date of assessment: 26 January 2012  
Date of certificate: 26 January 2012  
Reference number: EPC3-3169-6529-0326-4923  
Type of assessment: RDSAP - existing dwelling  
Total floor area: 83 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>D</b>	<b>B</b>	<b>65</b>	<b>67</b>

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	211 kWh/year	155 kWh/year
Carbon dioxide emissions	3.4 tonnes per year	3.1 tonnes per year
Lighting	£26 per year	£46 per year
Heating	£510 per year	£510 per year
Hot water	£110 per year	£110 per year

**You could save up to £51 per year**

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the home used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Incentive (reduced top) when buying energy-efficient products. It's a guide and help try to identify the most energy-efficient products available.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

## SERVICES

All mains services connected.

Tunbridge Wells Borough Council - Council Tax Band tbc

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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