



'Our Focus Determines Your Reality'



Sissinghurst
Kent
TN17 2LA



Entrance Hall * Sitting Room * Dining Room
Kitchen * Cloakroom

Principal Bedroom * Double Bedroom * Single Bedroom
Family Bathroom

Enclosed Terraced Garden * Integral Garage * Driveway Parking



ATTRACTIVE FAMILY HOME

Occupying a cul-de-sac location, within walking distance of the centre of the village of Sissinghurst, this attractive family home is conveniently situated for access to the mainline station at Staplehurst and within easy reach of Cranbrook Town Centre and the renowned Cranbrook School.

The well-proportioned accommodation consists of an entrance hall, sitting room opening into a dining room with doors to the terrace, a fitted kitchen with door to the garden and a cloakroom on the ground floor.

On the first floor there is a principal bedroom with built-in wardrobes, a further double bedroom with built-in wardrobe, a single bedroom and a family bathroom. There is a good size loft area.

Outside there is an integral garage with brick driveway providing ample parking, a lawned front garden with a path leading from the garage to the front door. The garden to the rear is enclosed with a paved terrace, areas of lawn and gravel and raised flower and shrub beds.



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, Marlborough House, St Ronans and Dulwich Prep 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.



Hovendens, TN17

Approximate Gross Internal Area = 105 sq m / 1134 sq ft

Approximate Garage Internal Area = 13 sq m / 145 sq ft

Approximate Total Internal Area = 118 sq m / 1279 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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SERVICES

All mains utilities connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band E

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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