



'Our Focus Determines Your Reality'



Mill Street
Sissinghurst
Kent
TN17 2HX



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

Principal Bedroom with Ensuite
Three Further Bedrooms * Family Bath/Shower Room

Enclosed Garden * Garage * Driveway Parking



DELIGHTFUL, DETACHED, PERIOD COTTAGE

Believed to date back to 1856 with more recent additions, this delightful, detached cottage is situated on the edge of the village of Sissinghurst and enjoys views over the adjoining countryside.

Fusing period character with the convenience of modern living, the well-proportioned accommodation spans three floors and consists of a vaulted entrance hall with study area, and cloakroom, a sitting room with fireplace and log burning stove, and doors opening into a conservatory, there is also a double aspect kitchen/dining room with fireplace and door to the garden.

On the first floor there are two double bedrooms, a good size single bedroom and a family bathroom. The principal bedroom with ensuite shower room is situated on the second floor.

The cottage sits behind a mature hedge with a gate opening onto a path leading to the front door. There is a gravel driveway in front of the garage which provides off-road parking. The enclosed garden to the rear is laid to lawn again bordered with mature hedging and backs onto open countryside.



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.

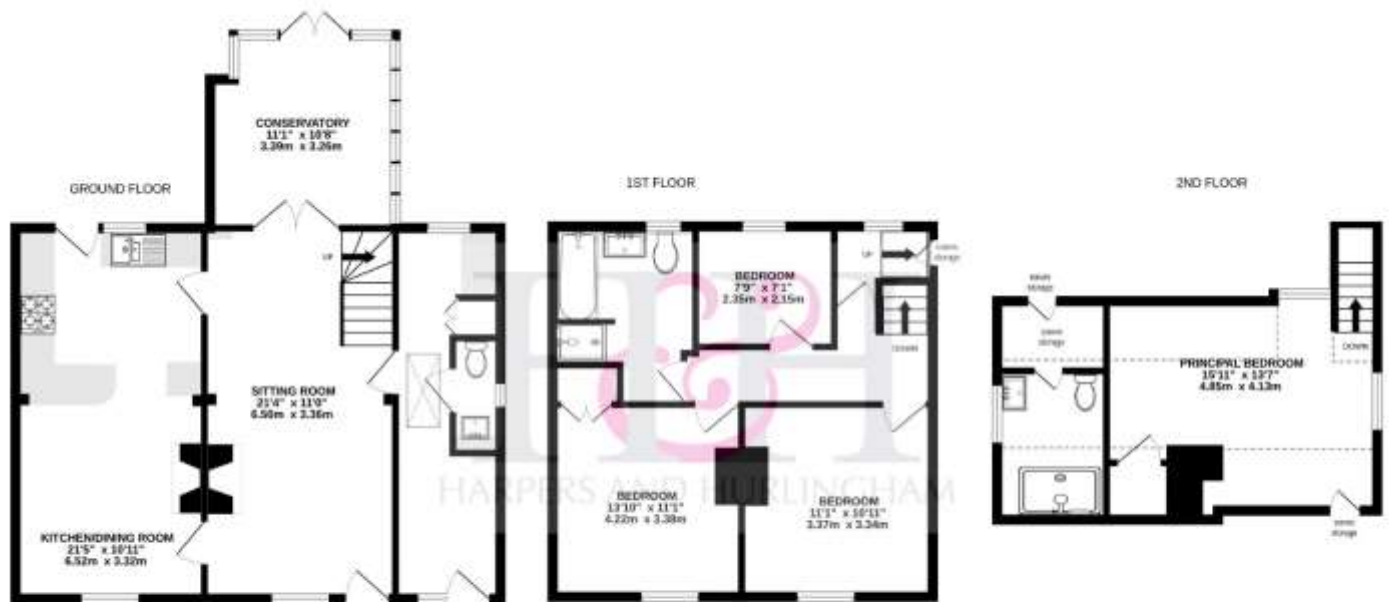
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports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





TOTAL APPROXIMATE INTERNAL FLOOR AREA 1,454 SQ.FT. (135.15Q.M.)
 (no guarantee is given to the square footage of the property, the figure shown is for initial guidance only)

(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 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, gas, water and drainage. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band D

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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