



'Our Focus Determines Your Reality'



Mill Street
Sissinghurst
Kent
TN17 2HX



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

Principal Bedroom * Two Further Double Bedrooms
Family Bath/Shower Room * Attic Room

Enclosed Garden * Garage * Off Road Parking



ATTRACTIVE DETACHED FAMILY HOME

Located on the outskirts of the sought after village of Sissinghurst, and sitting in grounds of just under 0.25 acres, this attractive detached property fuses character features with the convenience of modern living to provide a comfortable family home.

The recently renovated accommodation consists of an entrance hall, a sitting room with inglenook fireplace and log burning stove, a dining room with exposed beams, a kitchen/breakfast/family room with tri-fold doors opening onto a terrace and completing the ground floor there is a cloakroom.

On the first floor there is a principal bedroom with a fireplace and built-in storage, a double aspect double bedroom with wrought iron fireplace and access to the second floor attic room; there is a further double bedroom and a family bathroom.

Gates open onto an area of hardstanding which leads to the detached double garage. The grounds are laid predominantly to lawn with mature hedgerows, a variety of established trees and a paved terrace.

Occupying a convenient position within the Cranbrook School Catchment Area the property enjoys easy access to the main road and rail networks and is a short drive to the popular town of Cranbrook.



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, St Ronans and Dulwich Prep School.

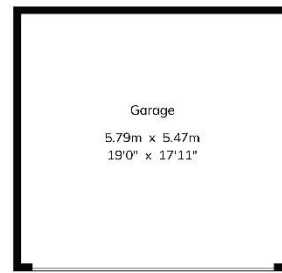
The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.



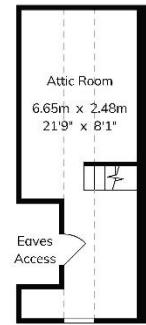
Ceylon House

House - Gross Internal Area : 156.6 sq.m (1685 sq.ft.)
(Including Attic)

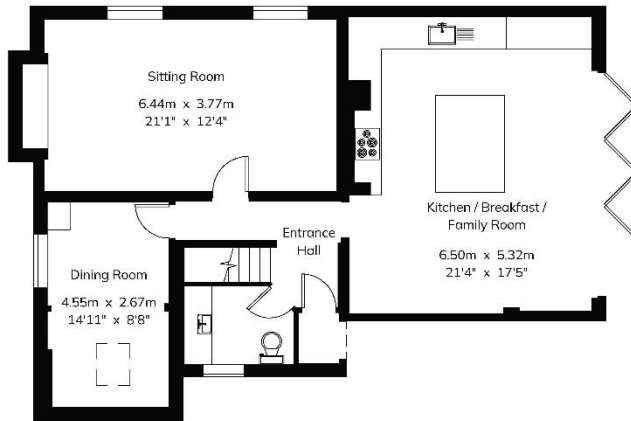
Garage - Gross Internal Area : 31.6 sq.m (340 sq.ft.)



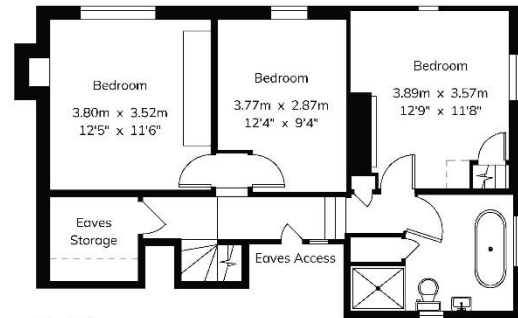
----- Restricted Height



Attic



Ground Floor



First Floor



SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: 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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