



'Our Focus Determines Your Reality'



Mill Lane
Sissinghurst
Kent
TN17 2HX



Sitting Room * Dining Room * Family Room
Kitchen/Breakfast Room * Shower Room

Master Bedroom * Three Further Bedrooms
Family Bathroom

Attractive Garden approx. 2/3 Acres * Off Road Parking
Outbuilding/Utility Room



STUNNING DETACHED COTTAGE

This stunning detached cottage is set within delightful gardens and occupies a country lane position on the outskirts of the village of Sissinghurst and a short distance from Cranbrook School and town centre.

Immaculate throughout, the accommodation comprises a good size kitchen/breakfast room, a double aspect sitting room with double doors opening onto the garden, a dining room with wooden floors, a family room with woodburner and a shower room on the ground floor. On the first floor there is a double aspect master bedroom, three further bedrooms and a family bathroom.

Outside the garage is currently used as a utility room. The garden extends to approximately 2/3 acre with a stone terrace, lawns, mature trees and shrubs and a delightful pond with many areas to sit and enjoy the outside space.

The gravel driveway wraps around to the rear of the property and provides ample off road parking.



SISSINGHURST

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

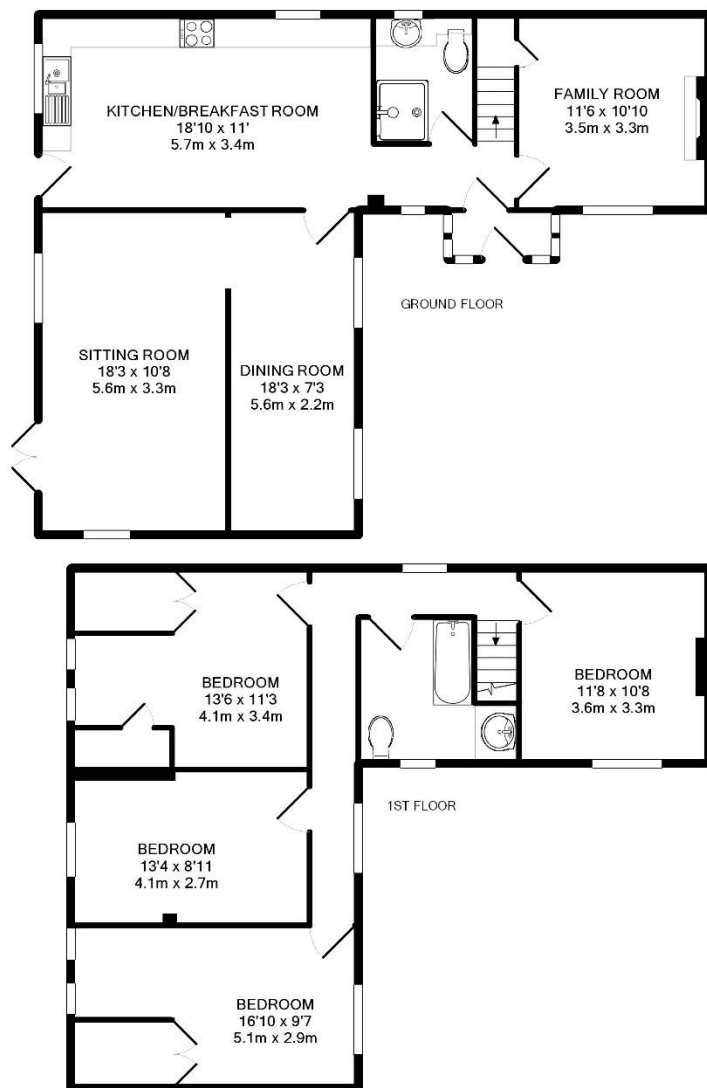
The nearby town of Cranbrook is one of the most picturesque small towns in the Weald, renowned for its eclectic mix of shops, cafe's, restaurants, boutiques etc. Dominating the town is the stone church known locally as "The Cathedral of the Weald". A variety of social clubs offer a range of interesting activities.

SCHOOLS AND CONNECTIONS

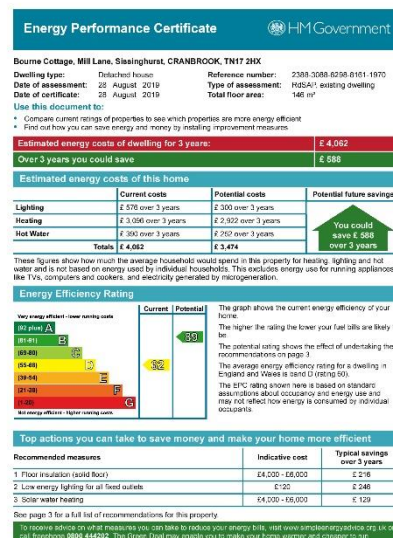
Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located on the outskirts of the Town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.

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 1528 4SQ.FT. (142SQ.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
Made with Metropix ©2019



SERVICES

All mains services connected.

Tunbridge Wells Borough Council - Council Tax Band F

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

Harpers and Hurlingham Property Consultants

The Corner House, Stone Street, Cranbrook, Kent TN17 3HE

Tel: 01580 715400

enquiries@harpersandhurlingham.com

[**www.harpersandhurlingham.com**](http://www.harpersandhurlingham.com)