



'Our Focus Determines Your Reality'



The Common
Sissinghurst
Kent
TN17 2HT



Sitting Room * Dining Room * Playroom
Kitchen/Family Room * Utility Room * Cloakroom

Principal Bedroom Ensuite * Two Further Double Bedrooms
Family Bathroom * Attic with Lapsed Planning

Integral Garage * Off Road Parking * Charming Enclosed Garden



ATTRACTIVE DETACHED FAMILY HOME

This attractive, detached property occupies a convenient location on the outskirts of both Sissinghurst and Cranbrook and within easy reach of both, as well as being a short journey to the main line station at Staplehurst.

Offering comfortable family accommodation, there could, subject to the necessary planning, be potential to utilize the extensive attic, which does have lapsed planning, and develop the single storey extension, the foundations of which meet the criteria for the development of a second storey.

The property currently offers a double aspect sitting room with doors to the garden, a double aspect dining room with bay window, a playroom, a kitchen/family room with doors leading to a utility room which in turn has a door to the garden, a cloakroom and access to the integral garage on the ground floor. On the first floor there is a principal bedroom with ensuite shower room, two further double bedrooms and a family bathroom. A staircase leads to the attic space which as mentioned has lapsed planning to develop.

Sitting well back from the road, there is off road parking bordered with lawn and mature shrub beds. A gate opens to the charming, south east facing garden laid to lawn interspersed with flower and shrub beds, a paved terrace, a summer house and garden store.



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.

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.

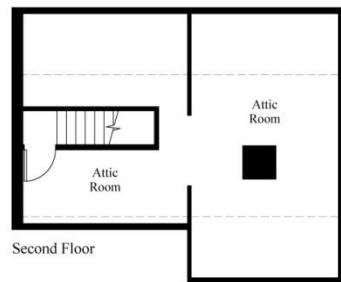
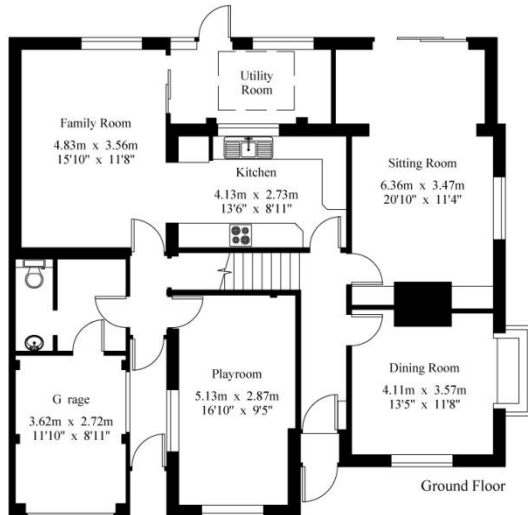


Heathcote

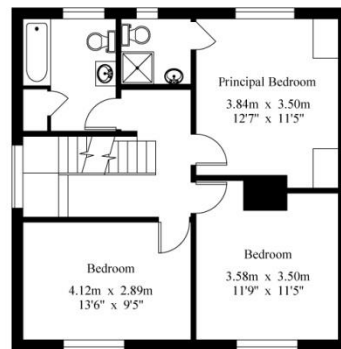
Gross Internal Area : 230.7 sq.m (2483 sq.ft.)
(Including Second Floor and Garage)



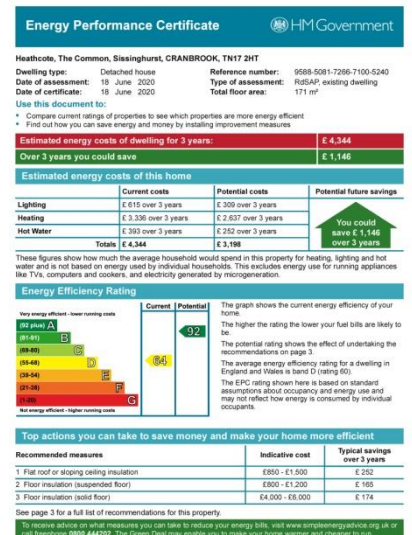
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Second Floor



First Floor



Page 1 of 4



SERVICES

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

Tunbridge Wells Borough Council - Council Tax Band 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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