



'Our Focus Determines Your Reality'



The Common
Sissinghurst
Kent
TN17 2AF



Entrance Hall * Sitting Room * Dining Room * Family Room
Kitchen/Breakfast Room * Utility Room * Cloakroom
Boot Room * Cellar

Principal Bedroom with Suite
Five Further Double Bedrooms, One Ensuite
Family Shower Room

Stunning Garden * Loggia * Summerhouse
Double Garage * Store * Off Road Parking



STRIKING GRADE II LISTED FAMILY HOME

Believed to date from the early 18th century with later 19th century additions this striking Grade II Listed property offers a family home that merges elegance and period features with the comfort of modern living. The property sits in approximately one acre of stunning grounds on the outskirts of the sought after village of Sissinghurst.

The accommodation consists of an entrance hall, sitting room with exposed beams, and a brick fireplace with log burning stove, dining room again with exposed beams and an inglenook fireplace, a family room with a decorative fireplace, double aspect kitchen/breakfast room, utility room with cloakroom and a double aspect boot room with doors to the garden on the ground floor. A staircase leads down to a cellar, which has not been seen.

Two staircases lead to the first floor where there is a principal bedroom suite, comprising a double bedroom, dressing room and bath/shower room, three double bedrooms, one with ensuite bathroom and a staircase directly from the ground floor, and a family shower room.



There are two double bedrooms on the second floor which are both currently utilised as offices.

Sitting well back from the road, an in out driveway leads to a carriage circle and the garaging with an attached store.

The stunning landscaped garden of approximately an acre are laid to lawn with mature well-established planting including yew and box hedging, a crinkle crinkle wall to the southern boundary and a variety of mature trees.

The garden can be enjoyed from a brick loggia or a charming Summerhouse and garden storage is provided by an old privy.

The property is conveniently located for access to the local amenities as well as Cranbrook and the renowned Cranbrook School.







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.

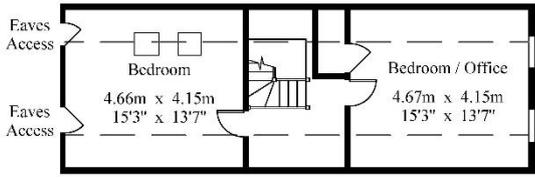
SCHOOLS AND CONNECTIONS

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.

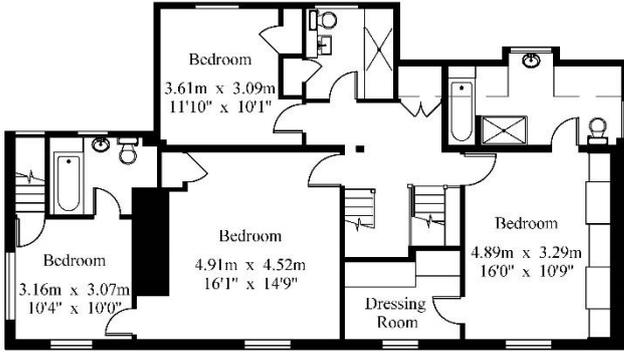
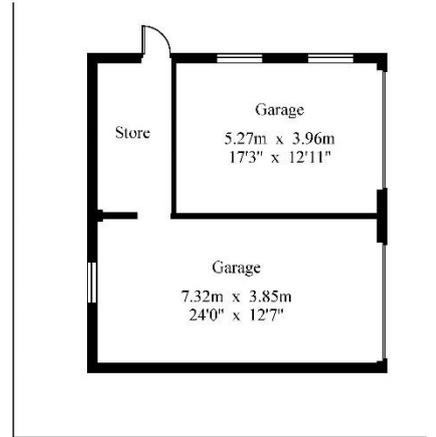
The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.



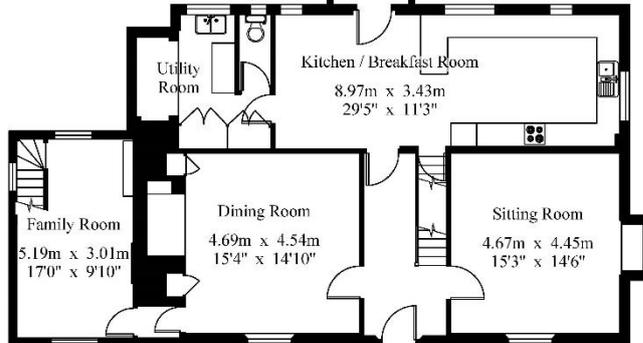
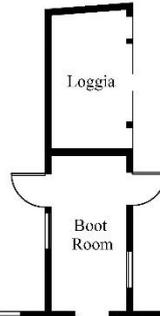




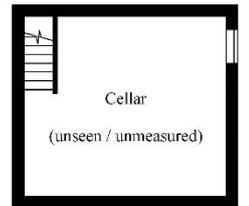
Second Floor



First Floor



Ground Floor



Mount Pleasant

Gross Internal Area : 353.3 sq.m (3,803 sq.ft.)
(Including Garage)

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SERVICES

All mains utilities connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: n/a

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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