



'Our Focus Determines Your Reality'



BRAMLING GARDENS
Sissinghurst
Kent
TN17 2DY



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

Principal Bedroom with Ensuite * Three Further Bedrooms
Family Bathroom

Attractive Partially Walled Garden with Elevated Terrace
Detached Double Garage * Studio * Off Road Parking



STRIKING DETACHED FAMILY HOME

This striking detached family home occupies a corner plot within a new property development in the sought after village of Sissinghurst and completed in 2019, is covered by a building warranty until 2029.

Filled with light, and presented in immaculate order throughout, the spacious, versatile accommodation consists of an entrance hall leading to a sitting room with square bay window, triple aspect family room, a stylish kitchen/dining room/sitting area with doors to the terrace and contemporary electric fireplace, utility room and cloakroom on the ground floor.

On the first floor there is a principal bedroom with dressing area and ensuite shower room, three further bedrooms, two of them doubles, and a family bathroom.

The herringbone brick driveway provides off road parking and leads to the good size detached double garage to the rear of which there is a studio. The enclosed garden to the rear is laid to lawn with an elevated limestone tiled terrace, with views across the orchards beyond, and flower and shrub borders. Outside a path leads across the lawn, bordered by hedging, to the front door.



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.

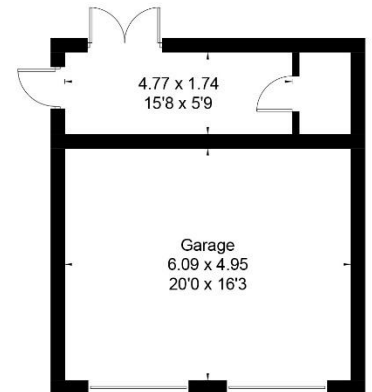
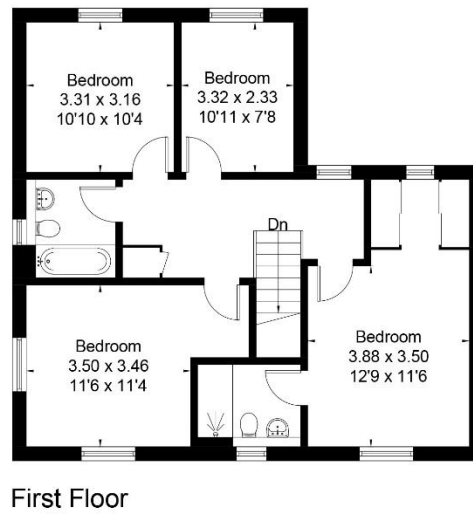
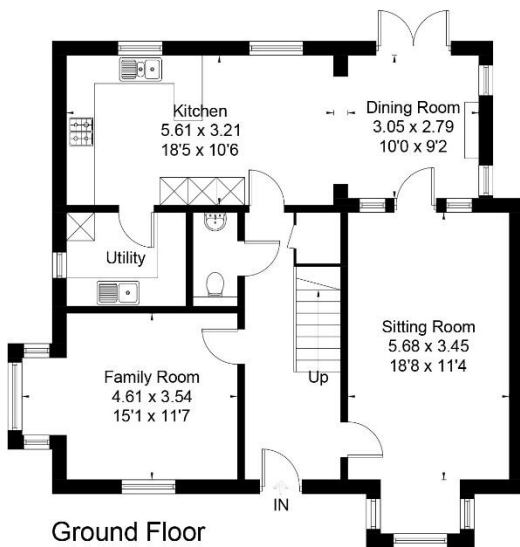
SCHOOLS AND CONNECTIONS

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.



Approximate Area = 160.1 sq m / 1723 sq ft
Outbuilding = 42.9 sq m / 462 sq ft
Total = 203 sq m / 2185 sq ft
(Including Garage)



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 315219



SERVICES

Mains electricity, water and drainage connected. Electric central heating.

Communal areas covered by management company 'Remus', £tbc service charge per annum.

Covenant preventing the keeping of caravans on site.

EPC Rating: B – full details available in request.

Tunbridge Wells Borough Council - Council Tax Band G

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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