



'Our Focus Determines Your Reality'



BRAMLING GARDENS  
Sissinghurst  
Kent  
TN17 2DY



Entrance Hall \* Sitting/Dining Room \* Fitted Kitchen  
Cloakroom

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Principal Bedroom \* Two Further Bedrooms  
Family Bathroom

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Enclosed Garden \* Two Allocated Parking Spaces





## STRIKING DETACHED FAMILY HOME

Completed in early 2019 and situated within a new development in the village of Sissinghurst, this attractive end of terrace home is in need of some repair and maintenance.

The accommodation consists of an entrance hall leading to a sitting/dining room with doors opening to the garden, a fitted kitchen and cloakroom on the ground floor.

On the first floor there is a principal bedroom, a double bedroom and a further bedroom, and a family bathroom.

The garden to the rear is laid to lawn and enclosed with a close slat wooden fence with gate to a herringbone brick driveway. Outside a path leads across an area of lawn to the front door.

The property benefits from the remainder of a 12-year NHBC Warranty and 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

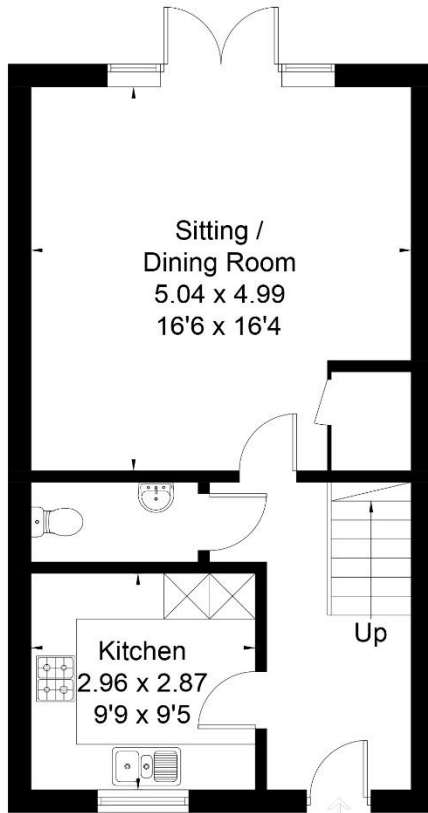
The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School and the local primary school, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans and Dulwich Prep 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.

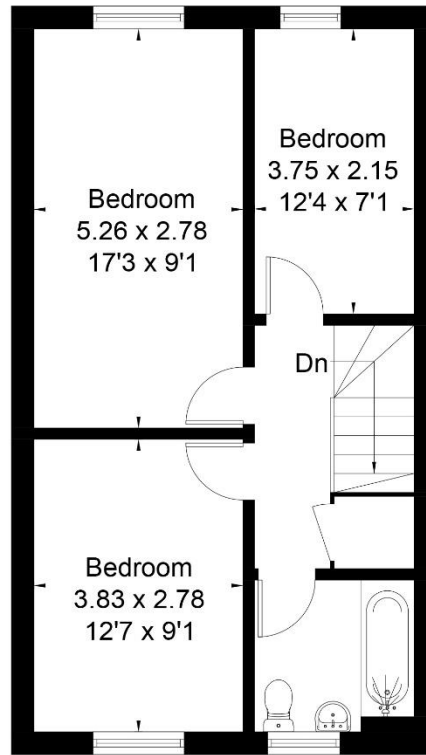




Approximate Area = 93.2 sq m / 1003 sq ft  
Including Limited Use Area (0.2 sq m / 2 sq ft)



Ground Floor



First Floor



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 322915

## SERVICES

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

Leasehold – remainder of 125 years.

Covenant preventing the keeping of caravans on site.

EPC Rating: B – full details available in request.

Tunbridge Wells Borough Council - Council Tax Band D

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](mailto:enquiries@harpersandhurlingham.com)  
[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)