



'Our Focus Determines Your Reality'



Camden Hill
Sissinghurst
Kent
TN17 2AR



Entrance Hall * Sitting Room * Study
Kitchen/Breakfast/Dining Room * Utility Room
Two Double Bedrooms * Family Shower Room

Principal Bedroom with Ensuite
Two Further Double Bedrooms * Family Bath/Shower Room

Stunning Garden approx. One Acre * BBQ Hut * Greenhouse
Garage * Covered Walk-Through * Off Road Parking



STRIKING 1960S BUILT DETACHED FAMILY HOME

Sitting within stunning gardens of approximately 1 acre, this striking, 1960s built, detached property is conveniently located on the outskirts of Sissinghurst and the town of Cranbrook.

This versatile property offers light, well-proportioned, accommodation consisting of a double height entrance hall, double aspect sitting room with fireplace and door to outside, study, a stunning kitchen/breakfast/dining room with doors opening to the terrace, hand painted Harvey Jones kitchen, hot water tap, and Decton worktops, and utility room with door to outside covered walk-through leading to the garage; two double bedrooms with built-in storage and a family shower room on the ground floor.

On the first floor the landing provides an additional study or sitting area, there is a double aspect principal bedroom suite comprising a double bedroom with floor to ceiling windows from which to enjoy the view over the garden, dressing room and ensuite shower room; two further double bedrooms and a family bath/shower room.



Electric gates open onto a sweeping drive that leads to the garage and ample off-road parking. The property is well positioned within the grounds which are laid predominantly to lawn, interspersed with mature trees, and bordered with established hedgerow.

There are a number of well-stocked flower and shrub beds, a raised bed vegetable garden, raspberry cage, greenhouse, and a spacious chicken run with coop.

The garden provides an ideal environment for outside entertainment with an elevated terrace with electric remote-controlled awning and an adjoining plunge pool; detached BBQ house with seating for 12, additional terracing around the house allowing full enjoyment of the garden throughout the day. In addition to the more formal garden there are areas that have been left to create havens for wildlife.







SISSINGHURST AND CRANBROOK

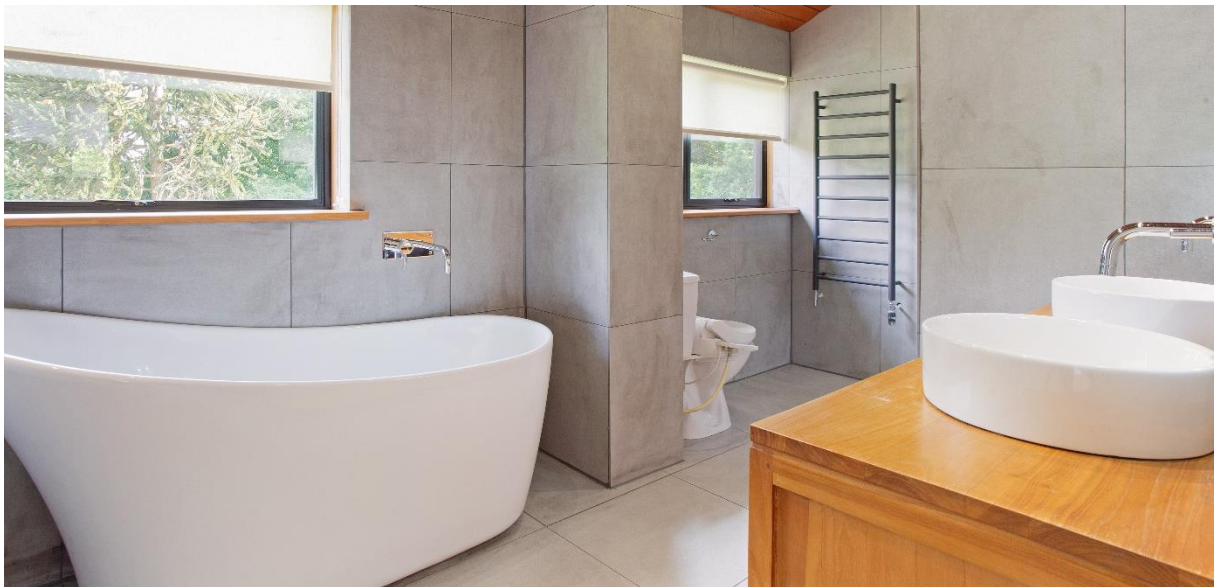
The village of Sissinghurst boasts a Village store, restaurants, cricket club, church and primary school. Other local attractions include the Sissinghurst Castle Gardens.

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

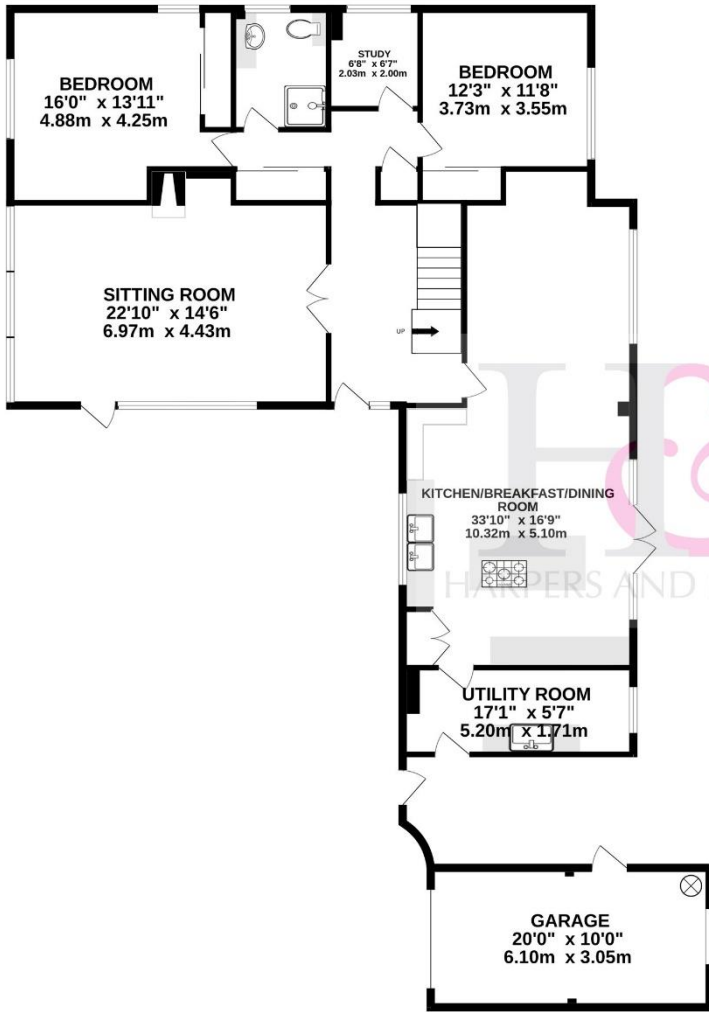
The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School and the local primary school, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans and Dulwich Prep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

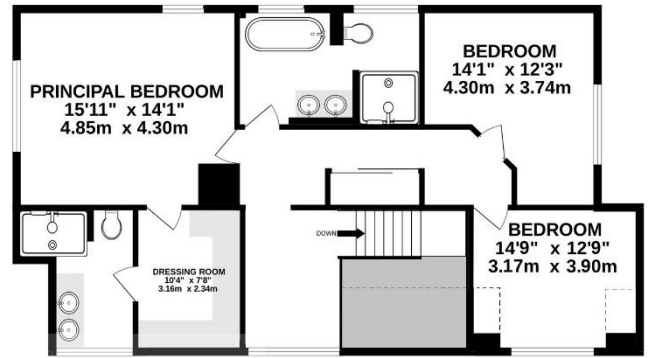




GROUND FLOOR



1ST FLOOR



TOTAL APPROXIMATE INTERNAL FLOOR AREA OF HOUSE 2,279.5SQ.FT. (255.4SQ.M.)
 GARAGE 200.2SQ.FT. (18.6SQ.M.)
 (no guarantee is given to the square footage; the figure shown 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 floorplan 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 ©2023



SERVICES

Mains electricity, gas and water. Gas fired central heating, underfloor heating in kitchen and all bathrooms. Shared septic tank drainage. WiFi and TV sockets throughout. New roof and fibreglass flat roof.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: D

A restrictive covenant exists requiring the neighbour's permission to carry out any development of the property.

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