



'Our Focus Determines Your Reality'



THE COTTAGE
The Street
Sissinghurst
Kent
TN17 2JD



O.I.E.O. £395,000

Sitting/Dining Room * Kitchen * Utility/Shower Room

Principal Bedroom * Bathroom
Double Bedroom, Ensuite

Partially Walled Courtyard Garden



CHARMING GRADE II LISTED COTTAGE

Situated in the village of Sissinghurst and believed to date from the late 16th century with origins as a farmhouse, converted into three cottages in the 1970's, this charming Grade II Listed cottage displays many period features from exposed beams and floorboards to brick fireplace.

The accommodation consists of a sitting/dining room with inglenook fireplace and log burning stove, a kitchen with a door to the courtyard garden and a utility/shower room on the ground floor.

The principal bedroom is on the first floor together with a bathroom whilst on the second floor there is a further double bedroom with an ensuite bathroom.

There is an attractive garden to the front of the cottage and a paved partially walled courtyard garden to the rear.

(Listed Building Consent was obtained in 2018, [now lapsed] to reconfigure the internal layout to create a kitchen/dining room and a utility room from the kitchen and shower room, on the ground floor; on the first floor moving the bathroom to the rear of what is currently the principal bedroom and making the bathroom into the third bedroom, the second floor will remain the same.



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.

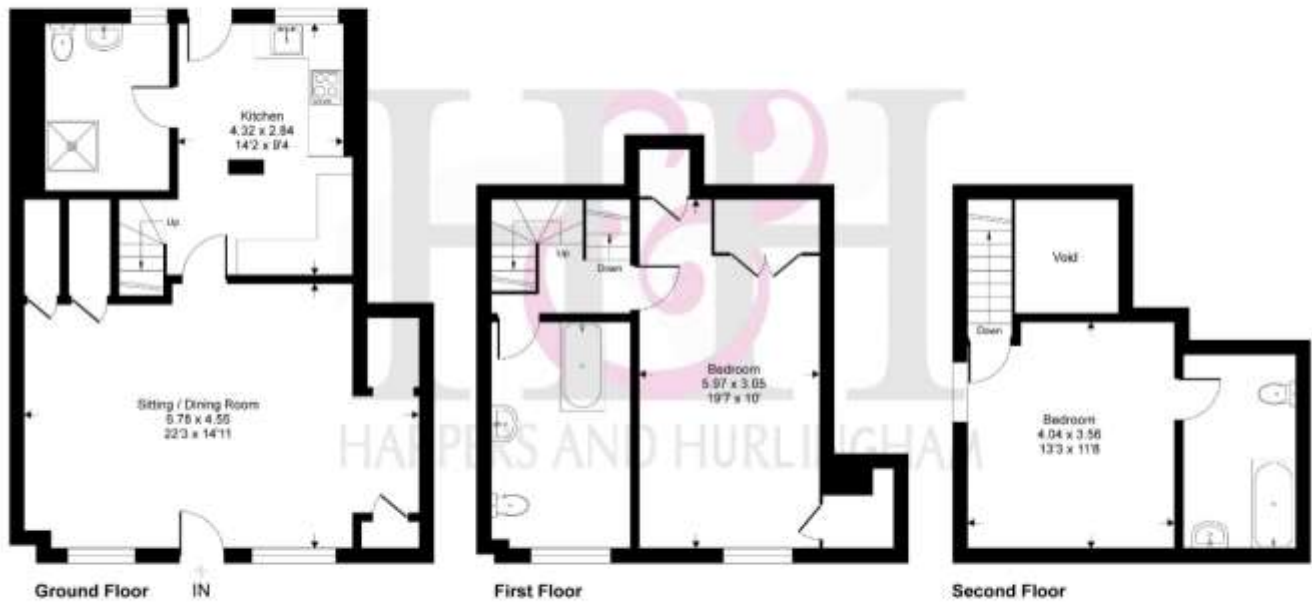
The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.



Garden
6.71 x 4.98
22' x 16'4
(Approx)

The Street, TN17

Approximate Gross Internal Area = 113.8 sq m / 1226 sq ft (excludes void)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figures provided is for guidance only and should not be used for valuation purposes.

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SERVICES

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

Tunbridge Wells Borough Council - Council Tax Band D

EPC Rating: D

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

DIRECTIONS

With our Office in Cranbrook on the right, continue down Stone Street to the Wilsley Pound roundabout, take the third exit to Sissinghurst. After the layby, take the first turning on the left into Mill Street, Lilac House is the fifth drive and house on the right-hand side.



THE COTTAGE, TN17 2JD

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