



'Our Focus Determines Your Reality'



Wilsley Pound
Sissinghurst
Kent
TN17 2HR



Entrance Porch * Sitting Room * Kitchen/ Dining Room
Bathroom

Principal Bedroom, Ensuite * Two Further Bedrooms

Attractive Enclosed Garden * Off-Road Parking



DECEPTIVELY SPACIOUS MID TERRACE COTTAGE

Believed to date from the turn of the 20th century with later additions, this charming mid-terrace cottage is deceptively spacious and having undergone extensive renovation in 2018 provides a home full of character whilst enjoying the convenience of modern living.

The accommodation consists of an entrance porch leading to a sitting room with fireplace and log burning stove, an inner lobby which opens into the kitchen/dining room with door to the garden and completing the ground floor there is a family bathroom.

On the first floor there is a double bedroom and a good size single bedroom. A door opens onto a staircase which leads to the second floor principal bedroom with built-in storage and ensuite shower room.

The garden to the front is laid to lawn bordered with mature hedge, there are steps down to the path leading to the front door. The enclosed garden to the rear is laid predominantly to paved terrace with an area of lawn, flower and shrub beds and a garden store. There is off road parking.

Conveniently located on the outskirts of the village of Sissinghurst the cottage enjoys easy access to the main road and rail networks and is within walking distance of the much sought after 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.

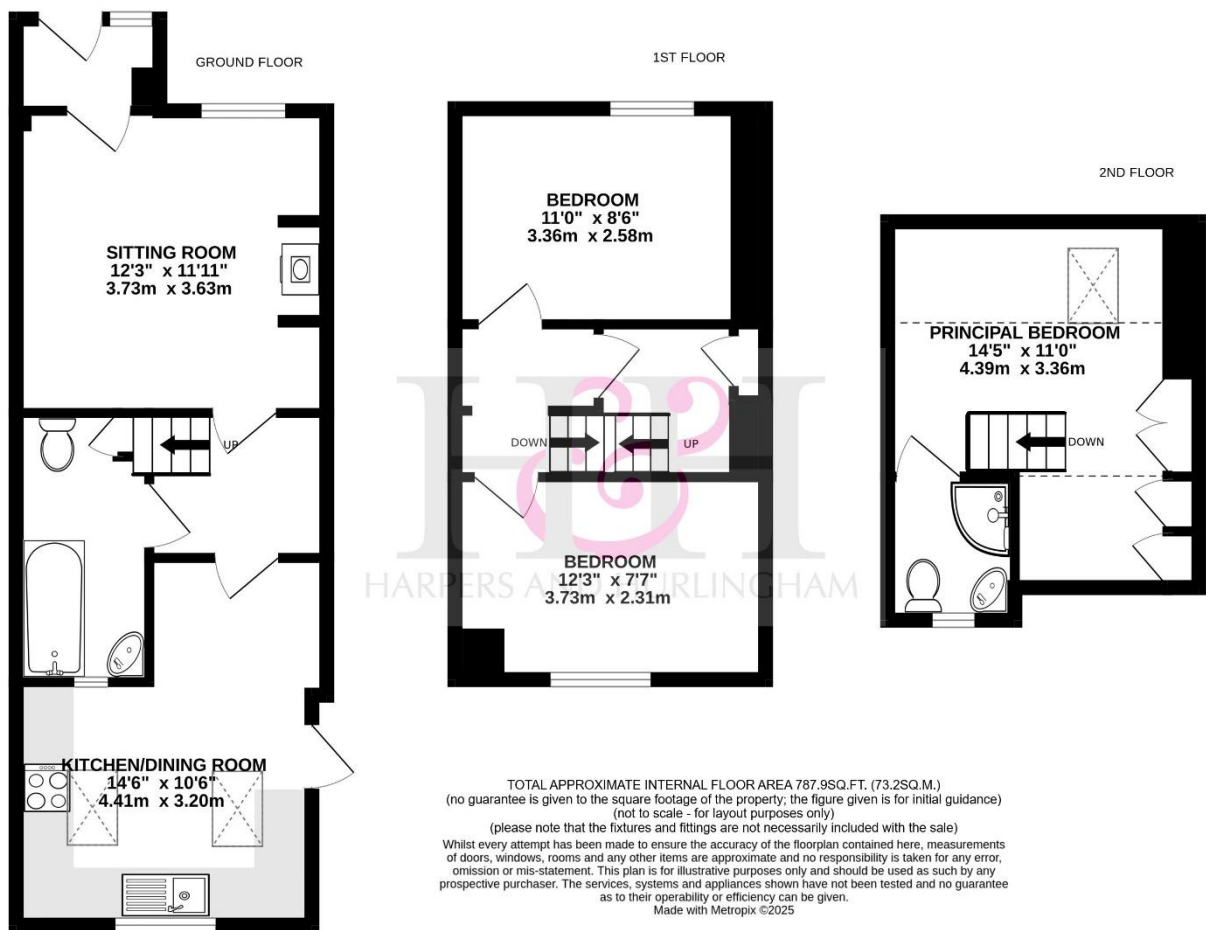
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports 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, St Ronans and Dulwich 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.





SERVICES

All mains utilities connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band C

EPC Rating: C

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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