



'Our Focus Determines Your Reality'



CHURCH MEWS
Sissinghurst
Kent
TN17 2BQ



Contemporary Open Plan Living:
Fully Fitted Kitchen/Breakfast and Sitting Areas * Cloakroom

Principal Bedroom Suite

Enclosed Courtyard Garden * Off Road Parking



STYLISH PROPERTY WITHIN OLD SCHOOL CONVERSION

Part of the Old School conversion within a nine property development in the village of Sissinghurst, this attractive property offers light and airy accommodation and was completed in 2016 to a high standard. The property benefits from the remainder of a BuildZone Warranty expiring in August 2026.

The stylish accommodation consists of an open-plan ground floor with fully fitted kitchen/breakfast and sitting area together with a cloakroom. The principal bedroom is on the first floor and has a glass balustrade. The double bedroom enjoys an ensuite bath and shower room and a dressing room which can be used as a nursery.

The property has an attractive enclosed low maintenance courtyard garden and a dedicated off road parking space. The property is conveniently located on a private road of nine properties, within walking distance of the village centre and offers excellent links to the major road and rail networks.



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

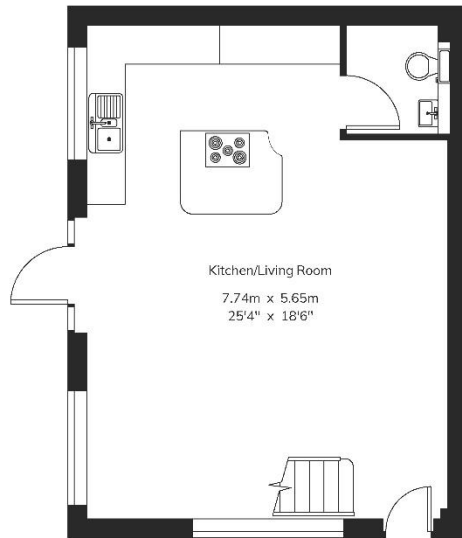
The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School and the local primary school, there are other excellent schools, namely Bethany, Benenden School, St Ronans, and Dulwich School. More details can be obtained by visiting the website www.kent.gov.uk.

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.

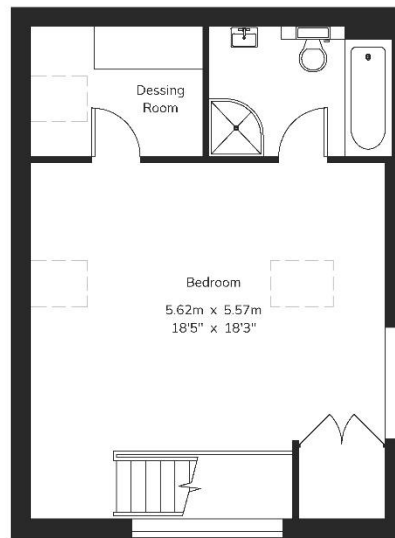


3 Church Mews

Gross Internal Area : 87.7 sq.m (944 sq.ft.)



Ground Floor



First Floor



SERVICES

All mains services connected. Gas fired central heating. Underfloor heating throughout ground floor.

Management Company (Smith Woolley), £400 annual cost (management of the communal areas of Church Mews).

Tunbridge Wells Borough Council - Council Tax Band 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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