



'Our Focus Determines Your Reality'





The Street  
Sissinghurst  
Kent  
TN17 2JH



Entrance Hall \* Sitting Room \* Dining Room \* Kitchen \* Breakfast Room  
Utility/Cloakroom

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Principal Bedroom, Ensuite \* Two Further Double Bedrooms  
Study \* Family Bath/Shower Room  
Two Attic Double Bedroom \* Attic Study/Sitting Room

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Delightful Garden \* Outbuildings \* Off-Road Parking



## STRIKING GRADE II LIST VILLAGE PROPERTY

Believed to date from the 17th century with later additions, this light-filled, Grade II Listed property has enjoyed a number of incarnations including a general store and book shop and occupies a prominent position within the village of Sissinghurst. Now a substantial family home, the property is full of character with period features on display throughout.

The accommodation consists of an entrance hall with doors leading into the triple aspect sitting room with double bay windows, with window seats, and an inglenook fireplace with log burning stove, and the dining room again with inglenook fireplace with log burning stove; also, on the ground floor there is a fitted kitchen with door to the garden, a breakfast room and a utility/cloakroom.

Two staircases lead to the first floor, the first to a landing leading to the principal bedroom with ensuite bathroom, two further double bedrooms and the family bath/shower room; the second leads up to the study which in turn opens onto the landing. A further staircase leads to the second floor where there are two further double bedrooms, if required, and a study/sitting room.

A drive to the side of the property leads to the off-road parking. The garden to the front of the property is bordered with a wrought iron fence with a gate opening onto a path to the front door. The enclosed garden to the rear is laid predominantly to lawn with a brick terrace, pond, established flower and shrub beds and a path leading to a gate in the fence and the parking. There is a brick outbuilding which is ideal as a home office or possible annexe, subject to the necessary permissions, and underground air-raid shelter which has been used as storage.





## 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.







TOTAL APPROXIMATE INTERNAL FLOOR AREA - HOUSE 2,588SQ.FT. (240 SQ.M.)  
 - OUTBUILDINGS 241.1SQ.FT. (22.4SQ.M.)  
 (no guarantee is given to the square footage of the property; the figure given is for initial guidance)  
 (not to scale - for layout purposes 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.  
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## SERVICES

All mains utilities connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: n/a

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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