



‘Our Focus Determines Your Reality’



The Nightingales
Sissinghurst
Kent
TN27 8HN



Entrance hall * Sitting Room * Dining Room
Kitchen/Breakfast/Garden Room * Cinema * Study
Utility Room * Cloakroom

Principal Bedroom, Ensuite
Three Further Double Bedrooms, One Ensuite
Family Bath/Shower Room

Stunning Gardens Approx. 1.2 Acres
Four-Bay Garage with Room Above * Ample Off-Road Parking



STUNNING FAMILY HOME ON PRIVATE ROAD

This spacious family home is one of seven stunning properties, each different from its neighbour, on a private no through road. Sitting within approximately 1.2 acres of stunning mature gardens, the property is conveniently located on the outskirts of Sissinghurst with easy access to the renowned Cranbrook School and mainline stations at Headcorn or Staplehurst.

Presented in immaculate order throughout the accommodation consists of an entrance hall, a double aspect sitting room with fireplace and tri-fold doors opening onto the extensive paved terrace, a dining room which opens into the light-filled kitchen/breakfast/garden room with doors to the loggia and to a further paved terrace; also on the ground floor there is a study, a cinema room, utility room and cloakroom.

On the first floor there is a principal bedroom with ensuite shower room, a double aspect double bedroom also with an ensuite shower room, two further double bedrooms and a family bath and shower room.

Built in the mid-1980s the property was remodelled in 2016 with the addition of the garden room and conversion of the then double garage to create the cinema. As part of the planning in 2016 permission was granted to add rooflights to the loft space to facilitate conversion which would still be applicable if extra accommodation is required.





OUTSIDE

Sitting in approximately 1.2 acres, gates open onto the ample drive which provides ample off-road parking and leads to the garage block providing parking for four cars; there is a storeroom above the garaging.

The manicured garden is laid predominantly to lawn interspersed with mature trees and flower and shrub beds. Clipped box hedging and woodland create the boundary.

The decorative paved terrace wraps around the house and with a loggia and further shelter provides the ideal space for outside entertaining complemented with an outdoor cooking space.



SISSINGHURST AND BIDDENDEN

The village of Sissinghurst boasts a Village store, fish and chip shop, pub/restaurant, cricket club, church and primary school. Other local attractions include the Sissinghurst Castle Gardens which are within walking distance, at the top of the private road.

The village of Biddenden offers amenities including a pub, post office, village shop, a cafe, a Michelin-starred restaurant, tennis and squash clubs, a children's playground and village primary school. The village also boasts a 13th century church.

More extensive shopping is available in the nearby towns of Tenterden and Cranbrook.

SCHOOLS AND CONNECTIONS

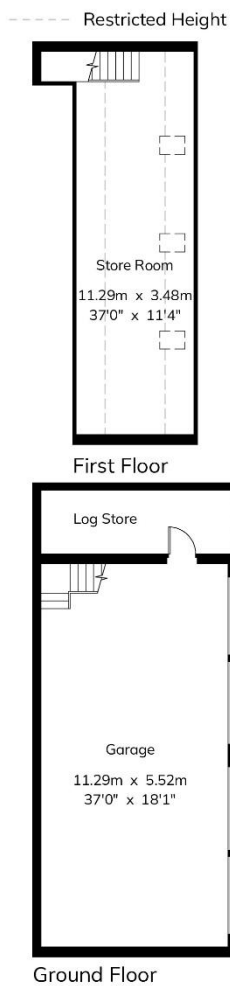
In addition to Cranbrook School and the local primary schools, there are other excellent schools, including Bethany, Benenden, St Ronans and Dulwich. More details can be obtained by visiting the website www.kent.gov.uk.

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.









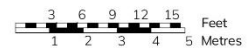
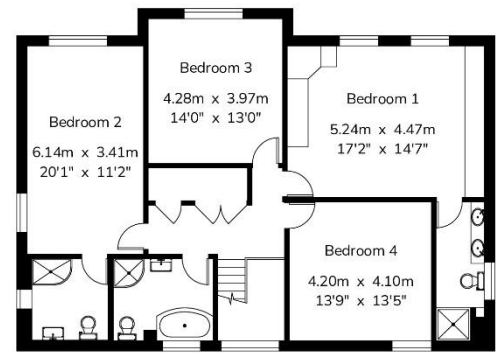
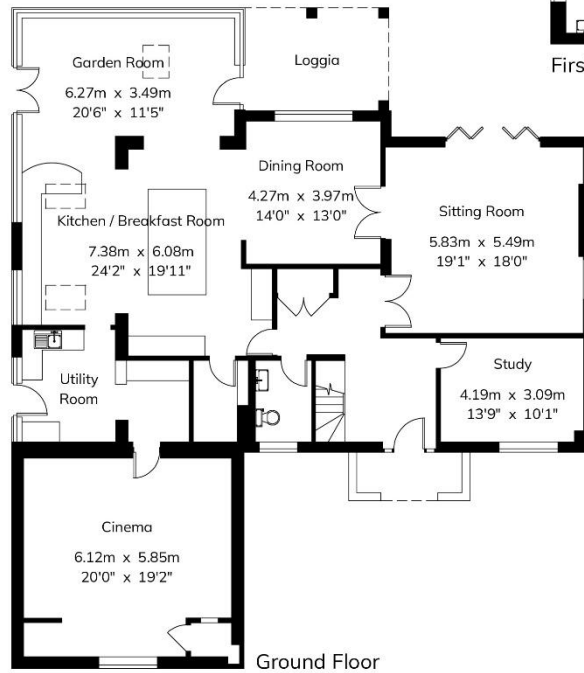
Acorn House

House

Gross Internal Area : 331.6 sq.m (3,569 sq.ft.)

Garage Building

Gross Internal Area : 114.4 sq.m (1,231 sq.ft.)



For Identification Purposes Only.

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SERVICES

Mains electricity and water. Oil fired central heating. Shared sewage plant, end of private lane. Fibre to the property.

Management Company managed by residents, Lusciniae Management, £1,250 per annum.

Ashford Borough Council - Council Tax Band G

EPC Rating: D

Ashford Borough Council Planning Ref: 16/01715/AS

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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