



‘Our Focus Determines Your Reality’



Cranbrook Road
Sissinghurst
Kent
TN17 2JA



Entrance Hall * Sitting Room * Family Room
Kitchen/Dining Room
Ground Floor Shower Room

Four Double Bedrooms * Family Bathroom

Garden * Off-Road Parking
Lawful Development Certificate to Extend into the Roof



DETACHED FAMILY HOME IN NEED OF RENOVATION

In need of renovation and with a Lawful Development Certificate to extend into the roof space, this attractive detached property offers an exciting opportunity to create a comfortable family home in a convenient location within the sought-after village of Sissinghurst.

The accommodation consists of, on the ground floor, an entrance hall, a double aspect sitting room with square bay window, a double aspect family room with square bay window, a double aspect dining room opening into a fitted kitchen, a shower room and a lobby with door to the parking.

On the first floor there is a double aspect principal bedroom and three further double bedrooms, two of which are double aspect, and a family bathroom.

Outside the gravel driveway provides off-road parking, with a path leading around the property to the front door. The garden is laid to lawn with a paved terrace, established flower and shrub beds and mature hedging.



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.

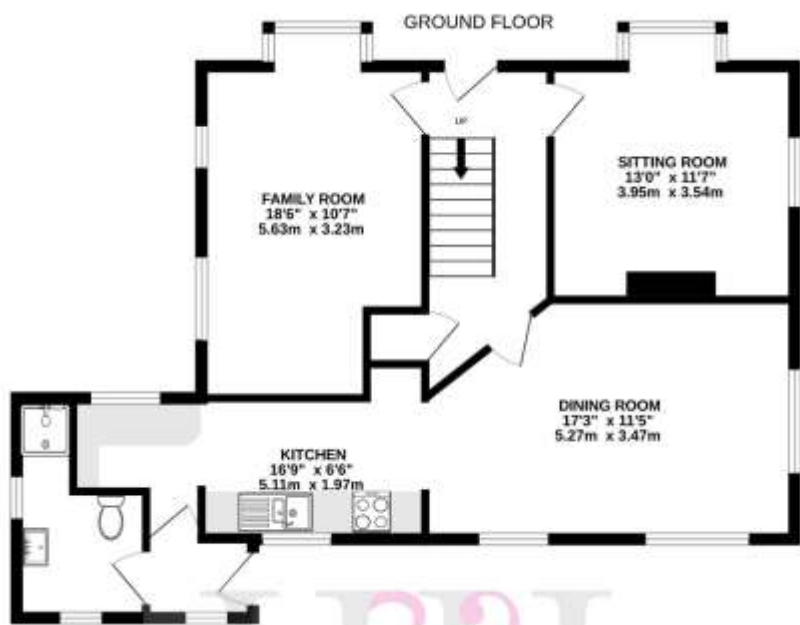
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports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





TOTAL APPROXIMATE INTERNAL FLOOR AREA 1,458.65Q.FT. (135.65Q.M.)
 (no guarantee is given to the square footage; the figure shown 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: D

Tunbridge Wells Borough Council Planning Portal – reference 25/00460/LAWPRO

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



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com