



'Our Focus Determines Your Reality'



The Street
Sissinghurst
Kent
TN17 2JE



Drawing Room with Inglenook * Sitting Room
Kitchen/Breakfast Room

Principal Bedroom with Ensuite * Double Bedroom
Bedroom/Study * Family Bathroom

Delightful Paved Courtyard



CHARMING GRADE II LISTED COTTAGE

This charming, deceptively spacious, Grade II Listed cottage enjoys a prominent position within the sought after village of Sissinghurst.

On the ground floor there is a drawing room with inglenook fireplace, a sitting room, a kitchen/dining room with doors to the garden and a cloakroom.

On the first floor there is a principal bedroom with ensuite shower room, a further double bedroom, a bedroom/study and a family bathroom.

Outside there is a delightful paved courtyard garden.

This charming cottage is within the Cranbrook School Catchment Area.



SISSINGHURST

The village of Sissinghurst boasts a Village store, restaurants, cricket club, church and primary school. Other local attractions include the Sissinghurst Castle Gardens.

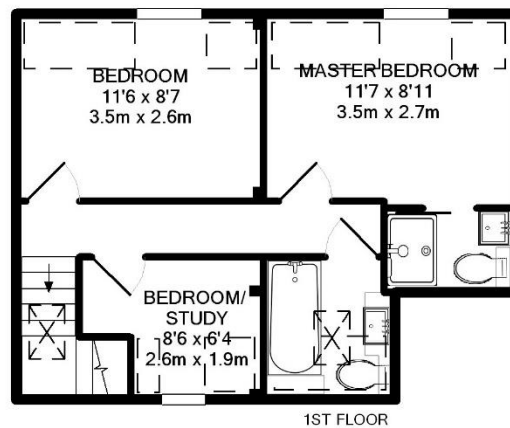
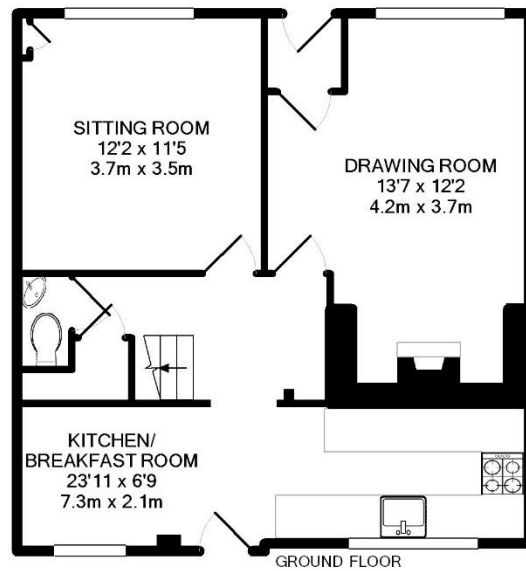
A wider range of amenities is available in nearby Cranbrook, one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety 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, High Weald Academy 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 USABLE FLOOR AREA 880.5SQ.FT. (81.8SQ.M)
(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 floor plan 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

Mains electricity, gas, water and drainage.

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band D

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