

# SISSINGHURST KENT



# THE COMMON, SISSINGHURST, KENT TN17 2AD

## Recently Renovated Detached Family Home

Entrance Hall \* Sitting Room \* Family Room \* Study \* Kitchen/Dining Room \* Utility Room  
Double Bedroom with Ensuite Shower Room \* Double Bedroom \* Bath and Shower Room

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Master Bedroom with Ensuite Shower Room \* Double Bedroom with Ensuite Shower Room

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Wrap Around Gardens Approx. 1.2 Acres \* Double Garage \* Off Road Parking

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Cranbrook School Catchment Area

This stunning, recently renovated and extended family home sits within extensive wrap around gardens and is conveniently located between the sought after town of Cranbrook and Staplehurst.

Finished to a very high standard and presented in immaculate order throughout, the accommodation consists of a double aspect sitting room, double aspect family room, study, double aspect kitchen/dining room with doors to the terrace, utility room, two double bedrooms, one with ensuite shower room and a bath and shower room on the ground floor.

On the first floor there is a master bedroom with ensuite shower room and built-in storage and a further double bedroom with ensuite shower room.

Outside, electric gates open onto a driveway providing ample off road parking and leading to the detached double garage. The delightful landscaped gardens wrap around the property and are laid to lawn interspersed with well stocked flower and shrub beds and mature trees bordered with established hedging. A paved terrace enjoys views over the garden and is ideal for outside entertaining.

### Harpers and Hurlingham

The Corner House  
Stone Street  
Cranbrook  
Kent  
TN17 3HE

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The property lies between Cranbrook and Staplehurst with easy access to Staplehurst mainline station with frequent trains to Charing Cross and Cannon Street (approx 55 mins).

The Wealden town of Cranbrook, renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc., is the nearest town for shopping facilities. Dominating the town is the stone church known locally as "The Cathedral of the Weald".

A variety of clubs and societies offer a range of interesting activities.

The Cranbrook School, sought after for its excellent reputation and educational facilities, is located on the outskirts of the Town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.

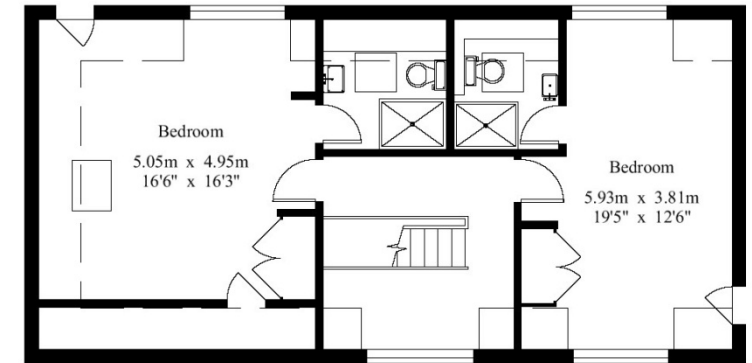
The A21 offers excellent links to the Motorways heading North and South. The Mainline station at nearby Staplehurst offers trains to London Bridge, Charing Cross and Cannon Street.



Mains electricity, water and drainage. Oil fired central heating.

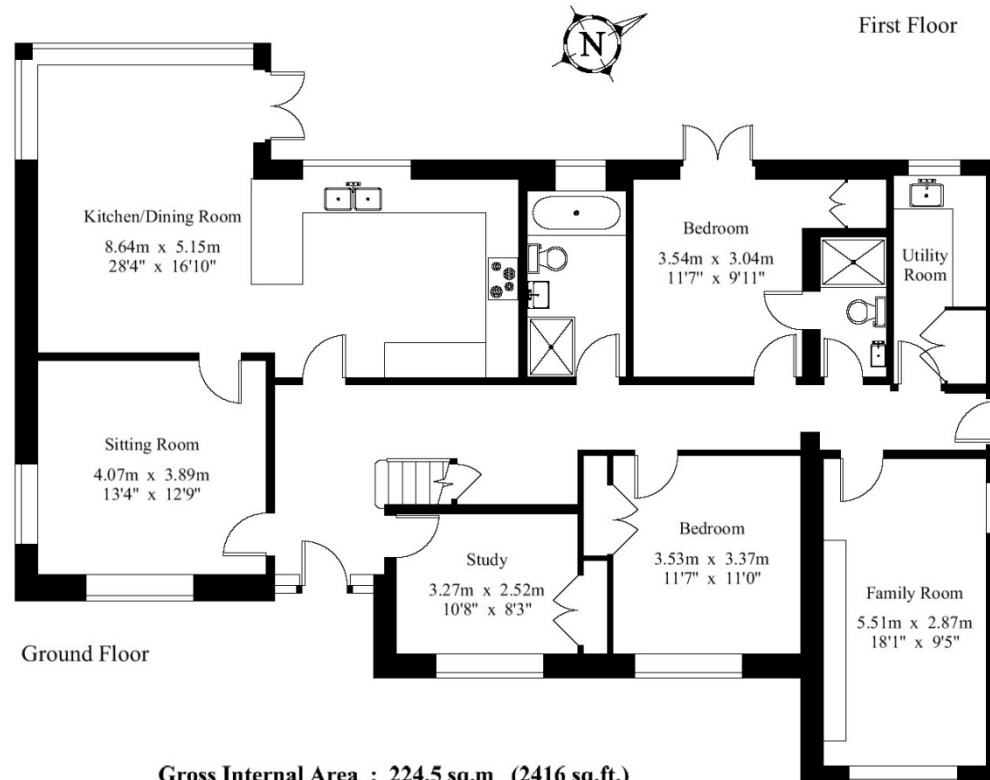
Tunbridge Wells Borough Council - Council Tax Band E

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



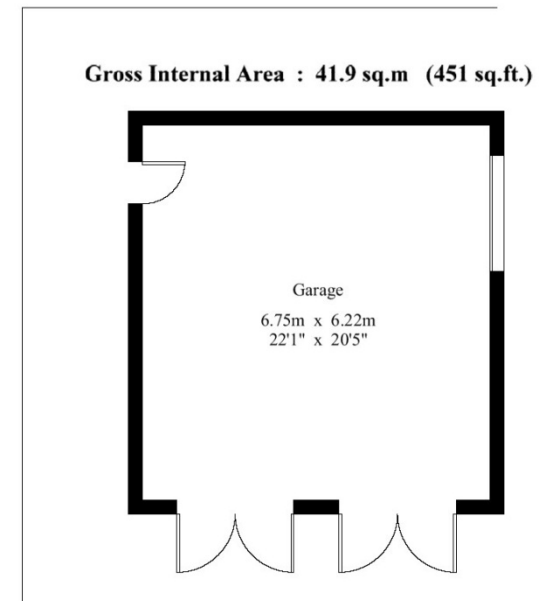
First Floor

----- Restricted Height



Ground Floor

Gross Internal Area : 224.5 sq.m (2416 sq.ft.)



Gross Internal Area : 41.9 sq.m (451 sq.ft.)

Garage  
6.75m x 6.22m  
22'1" x 20'5"

For Identification Purposes Only.

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Energy Performance Certificate HM Government

Longfield, The Common, Sissinghurst, CRANBROOK, TN17 2AD  
 Dwelling type: Detached bungalow Reference number: 0282-2837-6351-9423-8321  
 Date of assessment: 23 May 2017 Type of assessment: RDSAP, existing dwelling  
 Date of certificate: 23 May 2017 Total floor area: 223 m<sup>2</sup>

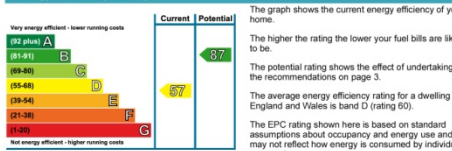
Use this document to:  
 \* Compare current ratings of properties to see which properties are more energy efficient  
 \* Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,672
Over 3 years you could save	£ 1,566

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 303 over 3 years	£ 303 over 3 years	
Heating	£ 3,831 over 3 years	£ 2,436 over 3 years	
Hot Water	£ 438 over 3 years	£ 287 over 3 years	
<b>Totals</b>	<b>£ 4,572</b>	<b>£ 3,006</b>	<b>You could save £ 1,566 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Internal or external wall insulation	£4,000 - £14,000	£ 1,060	Yes
2. Floor insulation (solid floor)	£4,000 - £8,000	£ 333	Yes
3. Solar water heating	£4,000 - £8,000	£ 198	No

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



