



'Our Focus Determines Your Reality'



Common Road  
Sissinghurst  
Kent  
TN17 2AG



Sitting Room \* Dining Room \* Study  
Kitchen/Breakfast Room \* Larder \* Cloakroom

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Principal Bedroom Suite \* Three Further Bedrooms  
Family Bathroom

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Garage \* Off Road Parking \* Stunning Landscaped Garden



## STUNNING GRADE II LISTED COTTAGE

A gardener's delight, this stunning Grade II Listed cottage is complemented by delightful manicured gardens with ornamental pond and brick terrace. Presented in immaculate order, the character and charm of this cottage is evident throughout with vaulted ceilings, exposed beams and inglenook fireplaces.

On the ground floor the accommodation consists of a triple aspect sitting room with inglenook fireplace, a dining room with inglenook fireplace, a study, a kitchen/breakfast room with vaulted ceiling and door to the garden and a cloakroom.

The principal bedroom suite comprising bedroom, shower room and dressing room is located on the first floor together with a double bedroom with dressing room and the family bathroom. A staircase leads to the second floor and two further bedrooms.

Outside a gravel driveway lead to a double cart lodge style garage and provides off road parking. The gardens are laid predominantly to lawn with well-stocked flower and shrub beds, manicured hedging and a variety of mature trees.



## 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.

The nearby town of Cranbrook is one of the most picturesque small towns in the Weald, renowned for its eclectic mix of shops, cafe's, restaurants, boutiques etc. Dominating the town is the stone church known locally as "The Cathedral of the Weald". A variety of social clubs offer a range of interesting activities.

## SCHOOLS AND CONNECTIONS

Cranbrook School, renowned and 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.





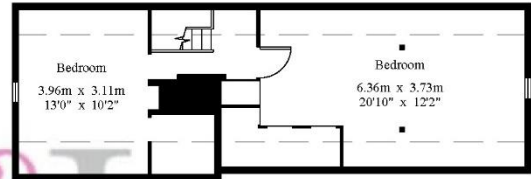
## Carpenters Cottage

Gross Internal Area : 210.7 sq.m (2,268 sq.ft.)

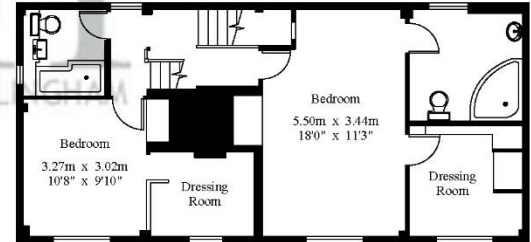
----- Restricted Height



Ground Floor



Second Floor



First Floor

For Identification Purposes Only.  
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## SERVICES

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

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band F

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](mailto:enquiries@harpersandhurlingham.com)  
[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)