

SISSINGHURST KENT





CHAPEL LANE, SISSINGHURST
KENT TN17 2JN

Striking Detached Village Family Home with Views

Entrance Hall * Sitting/Dining/Garden Room * Study
Kitchen/Breakfast/Family Room * Utility Room * Cloakroom

Master Bedroom * Three Further Double Bedrooms
Family Bath and Shower Room * Shower Room
Separate W.C.

Delightful Gardens Approx. 0.6 Acres * Double Garage
Gated Off Road Parking

Cranbrook School Catchment Area

Harpers and Hurlingham

The Corner House
Stone Street
Cranbrook
Kent
TN17 3HE

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This striking detached family home is situated within the village of Sissinghurst and enjoys a rural aspect providing the best of both worlds, a village shop within walking distance and stunning views from the garden.

Presented in immaculate order throughout, the accommodation consists of an entrance hall with brick fireplace, double aspect sitting/dining room with log burning stove, opening into a garden room, double aspect study, triple aspect kitchen/breakfast/family room, utility room and cloakroom on the ground floor.

On the first floor there is a master bedroom with bay window and fireplace, three further double bedrooms, a family bath and shower room, a family shower room and a separate w.c.

The enclosed gardens are laid predominantly to lawn textured with mature flower and shrub beds, a pond, vegetable garden and delightful stone terrace with pergola from which to enjoy the far reaching rural views. A gate opens onto a brick driveway which leads to the detached double garage and provides ample off road parking.



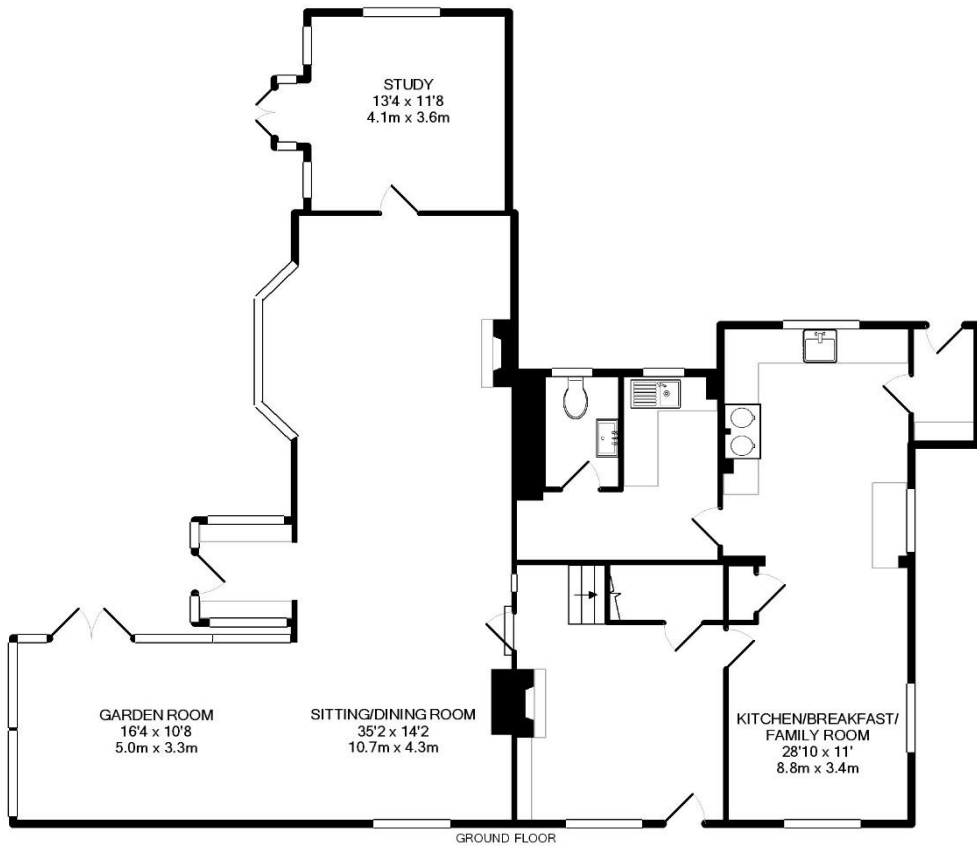


The property is located in the popular village of Sissinghurst and within walking distance of the store, restaurants, cricket club, church and primary school. Other local attractions include the Sissinghurst Castle Gardens.

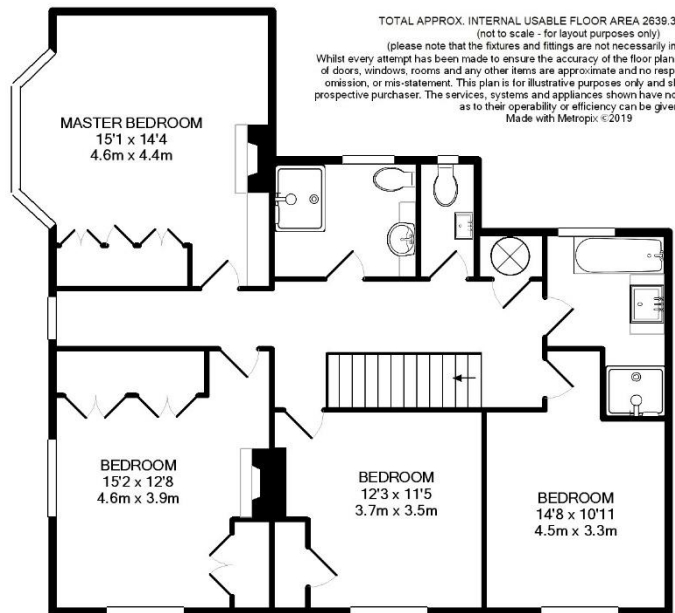
The nearby town of Cranbrook is one of the most picturesque small towns in the Weald, renowned for its eclectic mix of shops, cafe's, restaurants, boutiques etc. Dominating the town is the stone church known locally as "The Cathedral of the Weald". A variety of social clubs offer a range of interesting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



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. INTERNAL USABLE FLOOR AREA 2636.3SQ.FT. (245.2SQ.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
 All mains services including mains drainage.

Tunbridge Wells Borough Council -
 Council Tax Band G

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

Energy Performance Certificate

Mykehouse, Chapel Lane, Sissinghurst, CRANBROOK, TN17 2JN

Dwelling type: Detached house Reference number: 9108-5051-6244-9272-3944
 Date of assessment: 10 April 2012 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 10 April 2012 Total floor area: 213 m²

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:	£7,488
Over 3 years you could save	£2,106

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£357 over 3 years	£237 over 3 years	You could save £2,106 over 3 years
Heating	£8,702 over 3 years	£4,818 over 3 years	
Hot Water	£429 over 3 years	£327 over 3 years	
Totals	£7,488	£5,382	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Very energy efficient: lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient: higher running costs		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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	£450	✓
2 Floor insulation	£800 - £1,200	£336	✓
3 Low energy lighting for all fixed outlets	£40	£93	✓

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.direct.gov.uk/energy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up front cost.





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