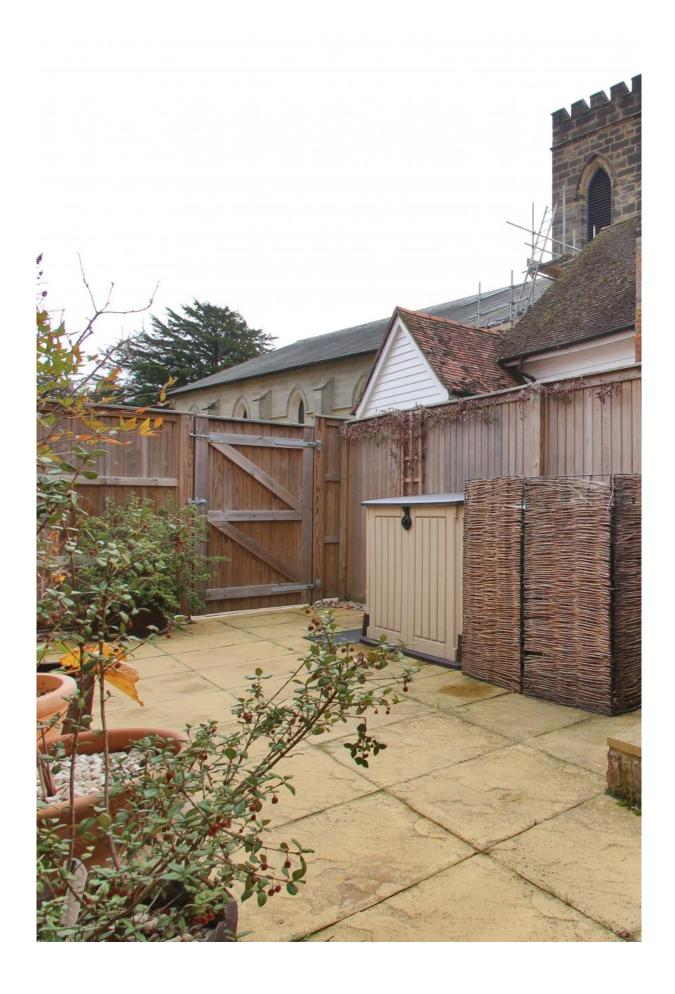


'Our Focus Determines Your Reality'



# The Street Sissinghurst Kent TN17 2BQ



Kitchen/Living Room \* Cloakroom

Principal Bedroom Suite

Enclosed Courtyard Garden \* Off Road Parking





#### PROPERTY WITHIN OLD SCHOOL CONVERSION

This attractive light and airy property is presented in immaculate order throughout and enjoys underfloor heating on the ground floor. Part of the Old School Conversion in Sissinghurst. The property was converted in 2016 and finished to a very high standard and still benefits from approximately 6 years of an NHBC building warranty.

The stylish accommodation consists of an open-plan ground floor with kitchen and living room comprising a sitting and dining area, and a cloakroom.

The principal bedroom is on the first floor and has a glass balustrade. The double bedroom has an ensuite bath and shower room and a dressing room which can be used as a nursery.

The property has an attractive enclosed courtyard garden and a dedicated off road parking space.

The property is conveniently located on a private road of nine properties, within walking distance of the village centre and offers excellent links to the major road and rail networks.





#### 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, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School. More details can be obtained by visiting the website www.kent.gov.uk.

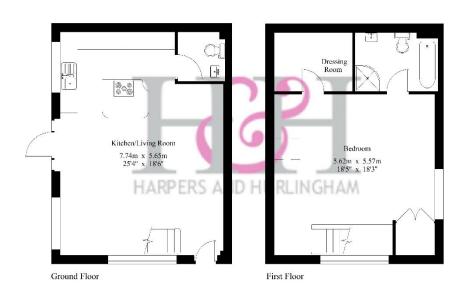
The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.

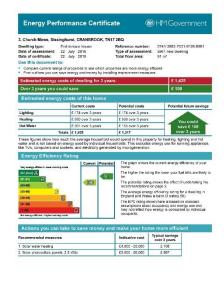




Gross Internal Area: 87.7 sq.m (944 sq.ft.)







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### **SERVICES**

All mains services connected.

Covenant stating that the property is not to be used as a hotel, tavern, inn or public house.

Management Company (Smith Woolley), £400 annual cost (management of the communal areas of Church Mews)

Tunbridge Wells Borough Council - Council Tax Band C

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

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