



'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](http://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.



### 3 Church Mews

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



**Energy Performance Certificate**

3, Church Mews, Sissinghurst, CRANBROOK, TN17 2BD

Dwelling type: End terrace house Reference number: 0744 5802 7031 0126 8861  
 Date of assessment: 22 July 2016 Type of assessment: SAP, new dwelling  
 Date of certificate: 22 July 2016 Total floor area: 91 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	£ 1,425
Over 3 years you could save:	£ 108

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 174 over 3 years	
Heating	£ 840 over 3 years	£ 840 over 3 years	
Hot Water	£ 207 over 3 years	£ 153 over 3 years	You could save £ 108 over 3 years
<b>Total</b>	<b>£ 1,425</b>	<b>£ 1,117</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 coolers, and electricity generated by micro-generation.

**Energy Efficiency Rating**

How energy efficient is your home?	Current	Potential
Very energy efficient - lower heating costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher heating 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 50). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1. Solar water heating	£4,000 - £5,000	£ 100
2. Solar photovoltaic panels, 2.5 kWp	£5,000 - £6,000	£ 367

For Identification Purposes Only.

© 2020 Trusplan (UK) Limited (01892) 614 881



## 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.

**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)