

FOXWOOD SISSINGHURST, KENT



LONDON LANE, SISSINGHURST, KENT TN17 2AP

Striking Detached Family Home

Drawing Room * Dining Room * Sitting Room * Study * Kitchen/Breakfast Room * Conservatory
Utility Room * Cloakroom

Master Bedroom with Ensuite * Four Double Bedrooms * Family Bath and Shower Room

Gardens * Double Garage with Workshop, Cloakroom and Store Room
Outbuilding * Garden Store * Off Road Parking

Cranbrook School Catchment Area

Built approximately 13 years ago, this striking family home is set in a tranquil location on a country lane on the outskirts of Sissinghurst and Cranbrook.

Presented in immaculate order throughout, the accommodation consists of an entrance hall leading to a triple aspect drawing room with feature fireplace, a dining room, a double aspect sitting room, a double aspect study, a stunning kitchen/breakfast room opening via quadruple-fold doors into the conservatory, a utility room and a cloakroom on the ground floor.

The stairs on the first floor open onto an impressive vaulted landing which leads to the master bedroom with built-in wardrobes and ensuite bath and shower room. There are four further double bedrooms and a family bath and shower room.

Electric gates open onto the driveway which leads to the double garage with workshop, cloakroom and storeroom above. Attached to the garage there is a further outbuilding. The drive is bordered by a lower wall which in turn adjoins an area of mature hedging. Paved steps lead to a path to the front door. The front garden is predominantly laid to lawn. A gate beside the garage leads through to the rear garden where a paved terrace is ideal for outside entertaining. The garden is again laid to lawn and is bordered with well stocked shrub beds and mature trees.

Harpers and Hurlingham

The Corner House

Stone Street

Cranbrook

Kent

TN17 3HE

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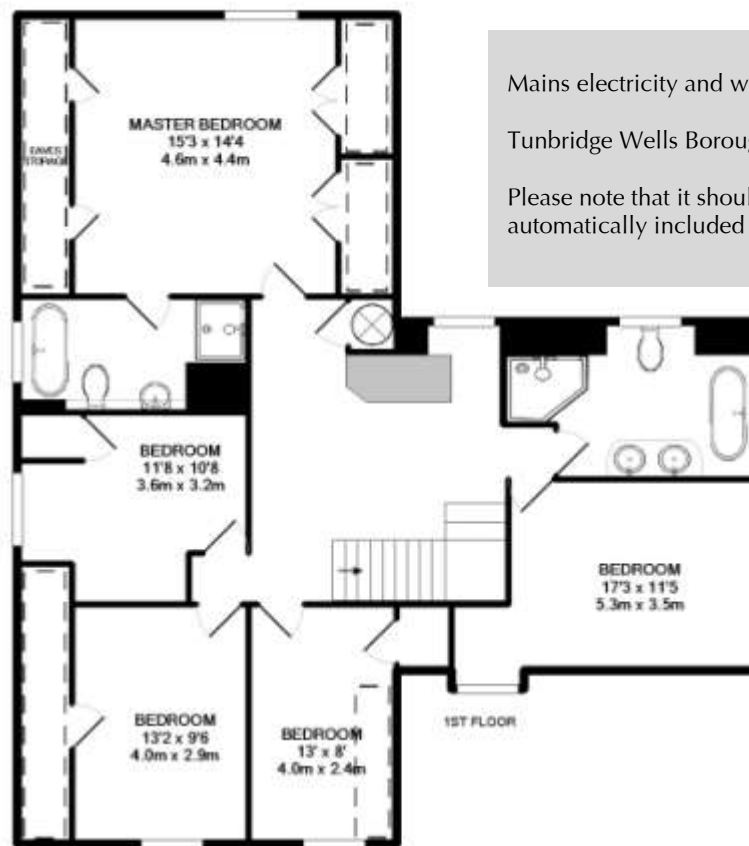
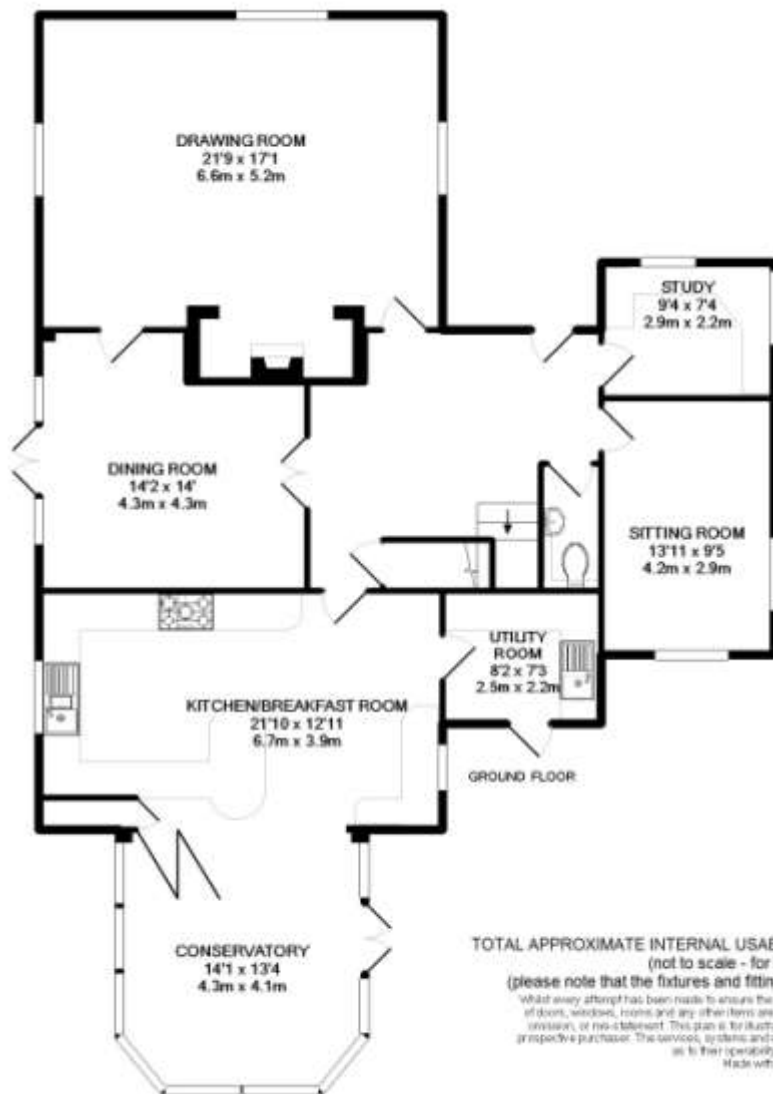


The property lies on a tranquil country lane between Cranbrook and Sissinghurst with easy access to Staplehurst mainline station with frequent trains to Charing Cross and Cannon Street (approx 55 mins).

The Wealden town of Cranbrook renowned for its eclectic mix of shops, cafe's, 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 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, 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.

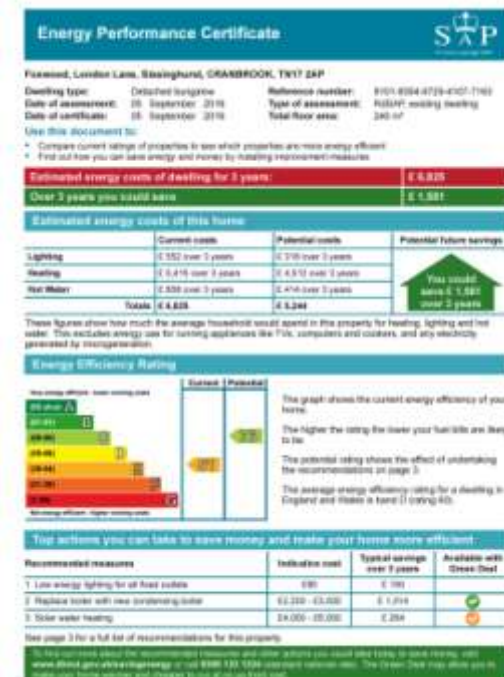


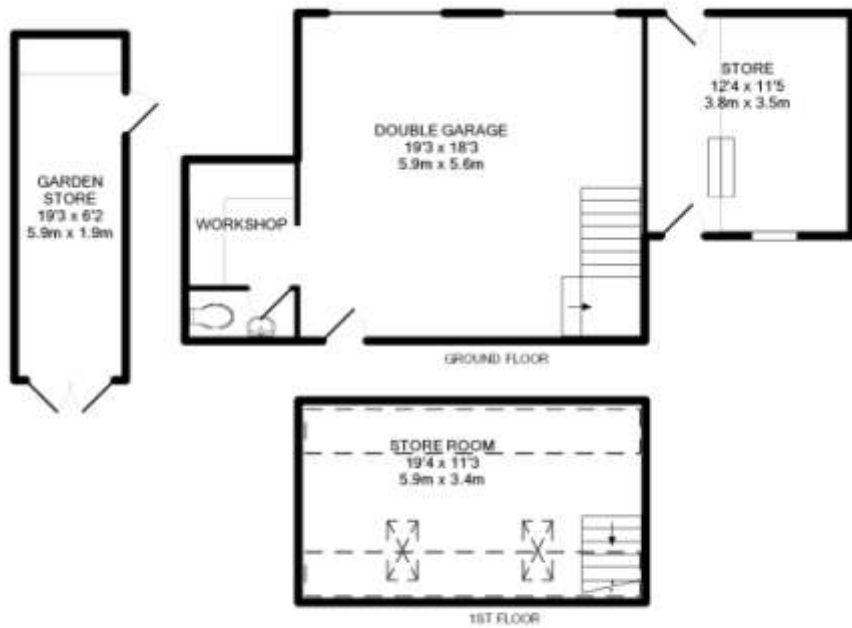
TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 2679.1SQ.FT. (248.9SQ.M)
(not to scale - for layout purposes only)
(please note that the fixtures and fittings are not necessarily included in the sale)
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements 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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Mains electricity and water. LPG for heating and cooking. Private 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.





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