



'Our Focus Determines Your Reality'



The Common
Sissinghurst
Kent
TN17 2HU



Entrance Hall * Sitting Room * Family Room * Dining Room
Conservatory * Kitchen/Breakfast Room with Pantry * Utility Room

Principal Bedroom Suite * Five Further Double Bedrooms
Jack 'n' Jill Shower Room between Two Bedrooms
Family Bath/Shower Room

Grounds Just Over 0.5 Acres * Double Garage



STYLISH DETACHED FAMILY HOME

Filled with light, this stylish, detached property dates from the 1930s and has recently been renovated and extended to provide a spacious, comfortable family home spanning three floors.

Presented in immaculate order throughout, the accommodation consists of an entrance hall leading into a double aspect sitting room with open fireplace, a formal dining room opening into the stunning well-equipped kitchen/breakfast room with tri-fold doors leading to the terrace, a pantry is accessed directly from the kitchen as is a double access utility room with a door to outside; completing the ground floor and leading from the kitchen/breakfast room there is a family room with doors to outside and a fireplace with log burning stove, in turn the family room opens into the conservatory.

On the first floor there are five double bedrooms, three are double aspect and two share a Jack 'n' Jill shower room, in addition there is a study area and a family bath/shower room.

Stairs lead to the stylish second floor principal bedroom suite comprising a double bedroom, a dressing room and a bath/shower room.





OUTSIDE

A gate in the close-slat fence opens onto a gravel drive which provides ample off-road parking and sweeps around to the detached double garage, there are areas of lawn on either side of the drive.

A stone path leads from the drive to a herringbone brick laid terrace running the length of the rear of the property. The garden is laid predominantly to lawn interspersed with a variety of well-established trees and bordered with mature hedging and close-slat wooden fencing.

The property sits in enclosed grounds of just over 0.5 acre and occupies a convenient location on the outskirts of the village of Sissinghurst.







SISSINGHURST AND CRANBROOK

The village of Sissinghurst is within walking distance of the house and boasts a Village store, fish and chip shop, pub/restaurant, cricket club, church and primary school. The primary school is a short walk. Other local attractions include the Sissinghurst Castle Gardens which can be accessed from the house on foot.

Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques 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

Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town and is walking distance from the house.

In addition to Cranbrook School and the local primary schools, there are other excellent schools, including Bethany, Benenden, St Ronans and Dulwich. More details can be obtained by visiting the website www.kent.gov.uk.

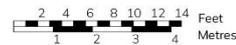
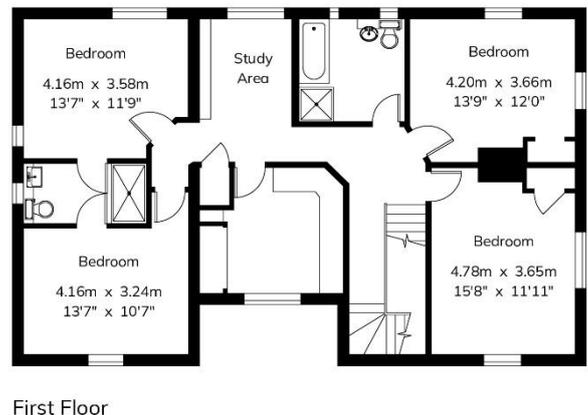
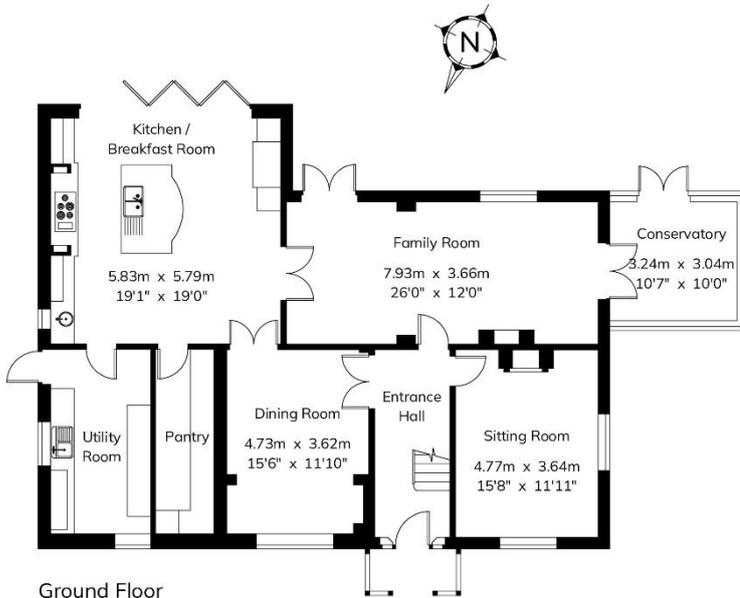
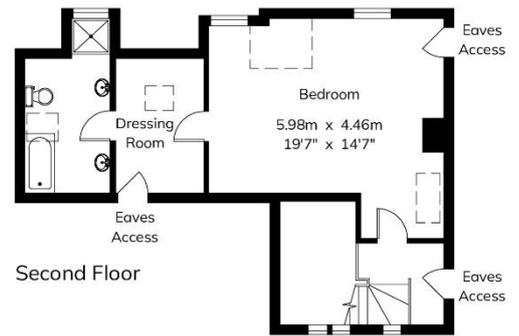
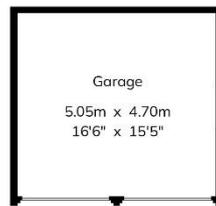
The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.



Crestway

House - Gross Internal Area : 315.7 sq.m (3398 sq.ft.)

Garage - Gross Internal Area : 23.7 sq.m (255 sq.ft.)



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SERVICES

All mains utilities connected. Gas fired central heating. Fibre broadband is connected to the property.

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: 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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