



'Our Focus Determines Your Reality'



Spongs Lane
Sissinghurst
Kent
TN17 2AH



Entrance Hall * Sitting Room * Family Room * Study/Home Office
Dining Room * Kitchen/Breakfast Room with Pantry * Cloakroom

Principal Bedroom, Ensuite * Four Further Double Bedrooms
Family Bath/Shower Room

Oast – Entrance Hall * Sitting Room * Dining Room * Kitchen
Two Bedrooms * Family Bathroom * Cowl Room

Detached Barn/Workshop * Garaging * Grounds Approx. 1.5 Acres
Tennis Court



STRIKING DETACHED FARMHOUSE WITH VIEWS

This striking farmhouse is set in approximately 1.5 acres with far-reaching countryside views and forms part of a small rural hamlet conveniently situated on the outskirts of the village of Sissinghurst, a short drive from the mainline station in Staplehurst. In addition to the unlisted farmhouse, the property boasts a further unlisted detached two bedroom oast, barn and workshop, and a 'Trevor May' tennis court.

With character features throughout, the accommodation consists of an entrance hall, sitting room with brick fireplace, study with fireplace, dining room with statement fireplace of brick and wood panelling with carved stone animal heads and a triple aspect family room with French doors and tri-fold doors opening to the garden; also on the ground floor are a double aspect 'Mounts Hill' kitchen/breakfast room with a pantry and bi-fold doors to outside and a cloakroom.

On the first floor there is a principal bedroom with ensuite shower room, built-in storage and an ornate fireplace and surround, four further double bedrooms and with fireplaces and one with exposed floorboards, and a family bath/shower room.





OUTSIDE

The drive sweeps past the front of the farmhouse via a carriage circle and continues on past the oast to the garaging on the right consisting of a block of three garages.

The detached oast sits alongside the farmhouse and provides upside down accommodation taking full advantage of the view. On the ground floor there is an entrance hall, a triple aspect, double bedroom with French doors to the outside, a further good size bedroom and a family bathroom.

The triple aspect vaulted sitting room with log burning stove occupies the first floor together with the triple aspect kitchen and the dining room.

The barn is believed to date from the 18th century, and comes with a mezzanine level, attached workshop, storeroom and log store, has underfloor heating and a heat pump. There is lapsed planning permission to create a three bedroom home.

The grounds are laid predominantly to lawn with a variety of well-established trees and well-stocked flower and shrub beds.



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.







Satins Hill

Satins Hill Farmhouse - Gross Internal Area : 299.8 sq.m (3227 sq.ft.)

Satins Hill Oast House - Gross Internal Area : 83.9 sq.m (903 sq.ft.)

Garage - Gross Internal Area : 45.1 sq.m (485 sq.ft.)

Barn / Workshop - Gross Internal Area : 116.6 sq.m (1255 sq.ft.)



SERVICES

Mains electricity and water. Heating : Farmhouse – oil, Oast - storage heaters, Barn - air source heat pump and underfloor heating. Klargester Sewage Treatment Plant. Fibre connected to the Farmhouse and the Oast.

Tunbridge Wells Borough Council - Council Tax Band - Farmhouse F
Oasthouse B

EPC Rating: tbc

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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