



'Our Focus Determines Your Reality'



THE CRAMPTONS  
Sissinghurst  
Kent  
TN17 2HY



Entrance Hall \* Sitting/Dining Room \* Garden Room  
Kitchen/Breakfast Room \* Utility Room \* Cloakroom  
Principal Bedroom with Ensuite and Dressing Room  
Three Further Bedrooms \* Family Shower Room

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Well-Manicured South Facing Enclosed Garden of Approx. 0.3 Acres  
Integral Double Garage \* Off Road Parking



## STRIKING SINGLE STOREY, DETACHED, FAMILY HOME

Filled with light, this attractive, detached, family home occupies a plot of approximately 0.3 acres and is one of twelve properties built in the 1970s, on an exclusive close in Sissinghurst.

The single storey property provides practical, flexible family accommodation which currently consists of an entrance hall leading to the kitchen/breakfast room which in turn opens into the utility room and on into the integral double garage, a triple aspect sitting/dining room with a central fireplace and doors to the terrace, a garden room opening into the garden and a cloakroom providing the living space. The bedrooms consist of a principal bedroom with ensuite shower room and dressing room with a door to outside, providing the opportunity to create a granny annexe, three further bedrooms, a family shower room and ample storage space.

Outside a brick drive adjoins an area of lawn with mature borders, provides ample off road parking and leads to the double garage. The enclosed south facing garden to the rear is laid predominantly to lawn with flower beds, a paved terrace, greenhouse and is bordered with mature shrubs and hedge.



## SISSINGHURST

The village of Sissinghurst boasts a Village store, restaurants, cricket club, church and primary school. Other local attractions include the Sissinghurst Castle Gardens.

The nearby town of Cranbrook is one of the most picturesque small towns in the Weald, renowned for its eclectic mix of shops, cafe's, restaurants, boutiques etc. 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.

## SCHOOLS AND CONNECTIONS

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.

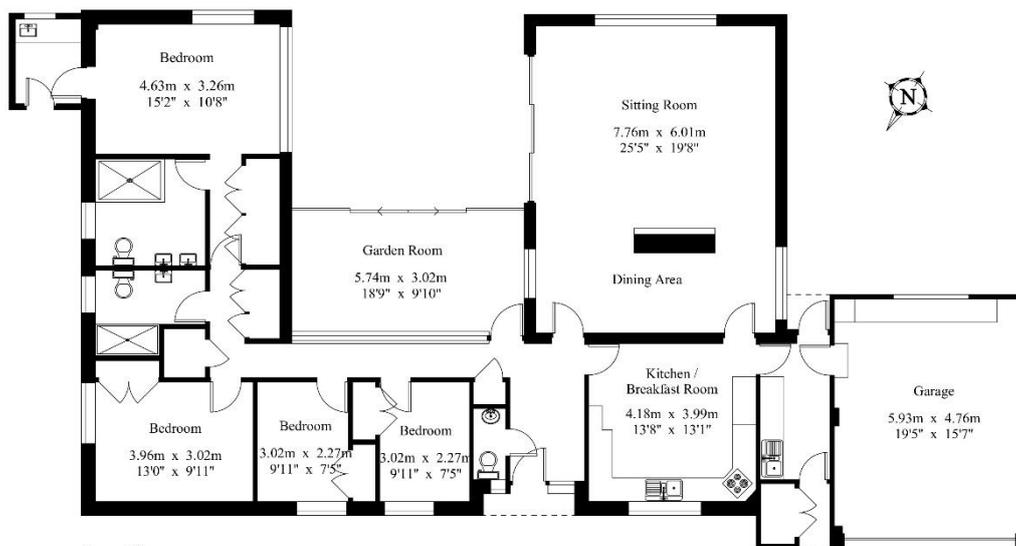
The A21 offers excellent links to the Motorways heading North and South. The Mainline station at nearby Staplehurst offers trains to London Bridge, Charing Cross and Cannon Street.





## 11 The Cramptons

**Gross Internal Area : 191.9 sq.m (2065 sq.ft.)**  
*(Including Garage)*



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## SERVICES

All mains services connected. Gas fired central heating.

EPC Rating: D – full details available on request.

A covenant exists prohibiting the use of the property for a noisy, noxious or offensive trade or business or as a petrol pump station or advertising station.

Tunbridge Wells Borough Council - Council Tax Band E

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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