



'Our Focus Determines Your Reality'



Biddenden Road
Sissinghurst
Kent
TN17 2AB



Sitting Room * Kitchen/Breakfast Room * Conservatory/Dining Room
Utility Room * Shower Room

Four Double Bedrooms * Family Bath/Shower Room

Garden/Grounds approximately 0.8 Acres *Summerhouse
Detached Garaging and Open Barn with potential
(pre-planning has been applied for)



DOUBLE FRONTED FAMILY HOME WITH DEVELOPMENT POTENTIAL

Conveniently positioned on the edge of the popular village of Sissinghurst, this attractive double fronted family home has much to offer.

Presented in immaculate order throughout, the accommodation consists of a stunning kitchen/breakfast room opening into a conservatory/dining room with a contemporary log burner and doors to the garden, a utility room leads from the dining area with a door to the garden and a door leading into a ground floor shower room; completing the ground floor is a double aspect sitting room with bay window and fireplace with log burning stove.

On the first floor, there are four double bedrooms and a family bath/shower room.

The property sits in approximately 0.8 acres, the garden is laid to lawn with a paved terrace, established hedging, flower beds, a variety of mature trees and a Summerhouse. A driveway leads to extensive garaging and an open barn and provides ample off-road parking. There is potential to develop the garaging and outbuildings to create a separate detached home and pre-planning has been discussed and applied for with a decision due shortly.



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.

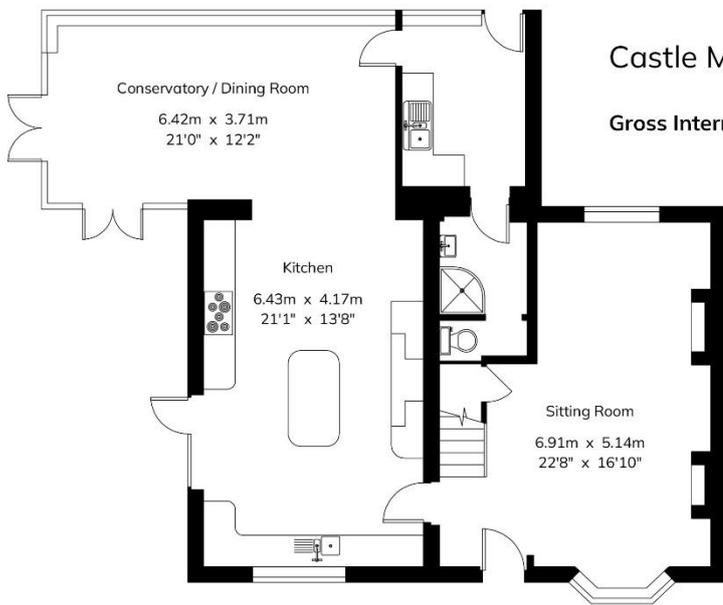
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports and social activities.

SCHOOLS AND CONNECTIONS

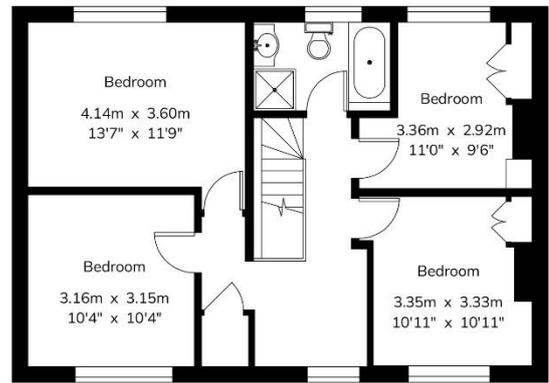
The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School and the local primary school, there are other excellent schools, namely Bethany, Benenden School, St Ronans and Dulwich School.

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.





Ground Floor



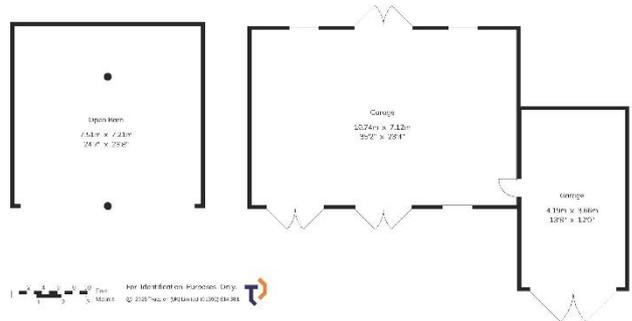
First Floor



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Summer House - Gross Internal Area : 15.9 sq.m (171 sq.ft.)
Open Barn - Gross Internal Area : 54.2 sq.m (583 sq.ft.)
Garage Block - Gross Internal Area : 106.5 sq.m (1146 sq.ft.)



SERVICES

Mains electricity, water and drainage. Oil fired central heating.

EPC Rating: D

Tunbridge Wells Borough Council - Council Tax Band D

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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