



'Our Focus Determines Your Reality'



The Common  
Sissinghurst  
Kent  
TN17 2HT



Reception Hall \* Drawing Room \* Dining Room  
Kitchen/Breakfast Room \* Laundry/Cloakroom

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Principal Bedroom, Ensuite  
Four Further Double Bedrooms, One Ensuite  
Family Bathroom \* Family Shower Room

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Grounds Approx. 1.26 Acres  
Stunning Detached One Bedroom Annexe with Garage  
Covered Parking \* Ample Off Road Parking



## STRIKING FAMILY HOME AND ANNEXE

This substantial family home is located in the heart of the sought after Cranbrook School Catchment Area, and provides spacious, well-presented rooms, complemented by wide outdoor private terracing overlooking a garden backing onto fields. The property also boasts a delightful one-bedroom annexe, ideal for multi-generational living or as an income stream via holiday lets.

The accommodation consists of a reception hall with stunning stairwell open to the second floor, a triple aspect drawing room with sash windows, a fireplace and two sets of French doors opening to the terrace, a triple aspect formal dining room again with sash windows and French doors opening to the garden, the light-filled kitchen/breakfast room enjoys views across the garden, with a laundry/cloakroom completing the ground floor.

On the first floor there is a spacious sitting area, a double aspect principal bedroom with built-in storage and an ensuite bath and shower room, there are two further double bedrooms, one with an ensuite shower room, and a family bathroom.

There are two further double bedrooms on the second floor along with a family shower room.





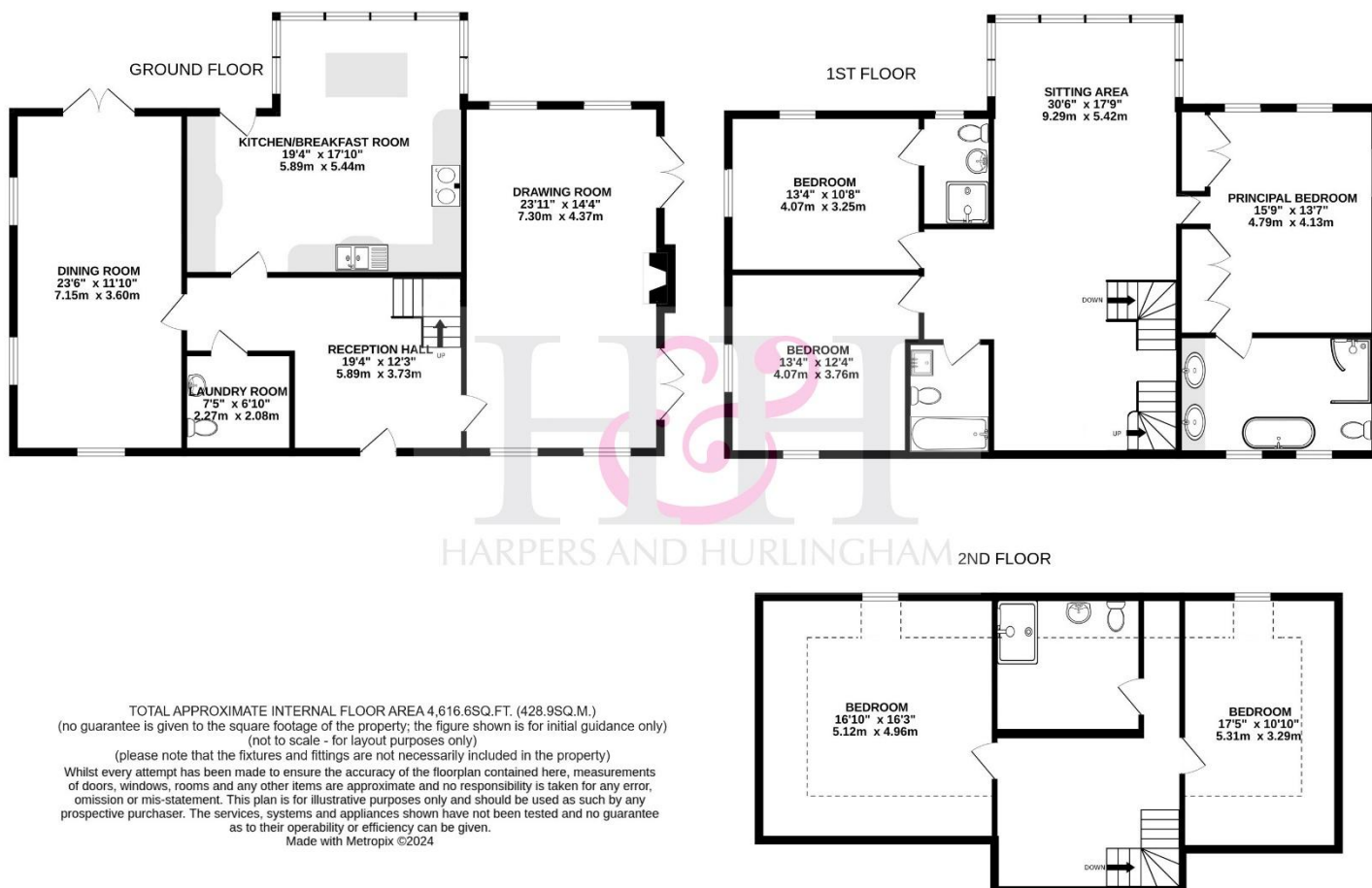
## OUTSIDE

Sitting in approximately 1.26 acres, gates open onto a sweeping drive bordered with chestnut post and rail fencing. The driveway divides leading on the right to the house and covered parking, and to the left to the detached annexe comprising a light filled, double aspect vaulted ceiling sitting room with tri-fold door to outside as well as in the kitchen/dining room, there is also a utility room and a shower room on the ground floor. On the first floor there is a principal bedroom with ensuite bath and shower room and a dressing area with a door which could give access to outside with the addition of an outside staircase. The annexe has a charming private garden with paved terrace, log store and garden store. There is also an attached garage.

The remainder of the garden and grounds are laid predominantly to grass with an extensive terrace wrapping around the house to take full advantage of the outside space. There are well established flower and shrub beds together with a number of mature trees.

The property is ideally situated for Cranbrook School and is on a bus route to Grammar and Secondary schools in Maidstone. It is also within a short drive to the mainline station at Staplehurst.





## 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](http://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.







## SERVICES

All mains utilities connected. Gas fired central heating. EV Charging Point.

Tunbridge Wells Borough Council - Council Tax Band - House F  
Annexe B

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.

## DIRECTIONS

With our Office in Cranbrook on the right, continue down Stone Street to the Wilsley Pound roundabout, take the second exit to Maidstone. Continue on this road after passing the road sign showing an upcoming junction to the right with a 50 mile an hour sign. The drive is the first on the left denoted by a close slatted fence and curved brick entrance.



NURSERY HOUSE, TN17 2HT

## **Harpers and Hurlingham Property Consultants**

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