



'Our Focus Determines Your Reality'



Common Road
Sissinghurst
Kent
TN17 2JR



Entrance Hall * Sitting/Dining Room * Kitchen
Family Shower Room

Principal Bedroom * Further Bedroom

Courtyard Garden



CHARMING ATTACHED COTTAGE

This charming cottage, believed to date from the 1800s, is situated in the much sought after village of Sissinghurst. Presented in immaculate condition throughout, the cottage currently generates an income as a holiday let but lends itself just as easily to a bolt hole, lock-up and go or a comfortable home within walking distance of the local amenities.

The accommodation consists of an entrance hall, a double aspect sitting/dining room with fireplace and log burning stove, a double aspect fitted kitchen with door to the courtyard and a shower room on the ground floor.

On the first floor there is a principal bedroom and a second bedroom with built-in storage.

A picket fence borders the garden to the front of the cottage with a gate opening onto a path to the door. The easy maintenance garden is laid to gravel with flower and shrub beds. A gate leads through into the courtyard to the rear which is again laid with gravel with a low brick wall, brick-built flower bed and wooden fencing.

The cottage is walking distance from the village amenities and conveniently located for access to the main road and rail networks.



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.

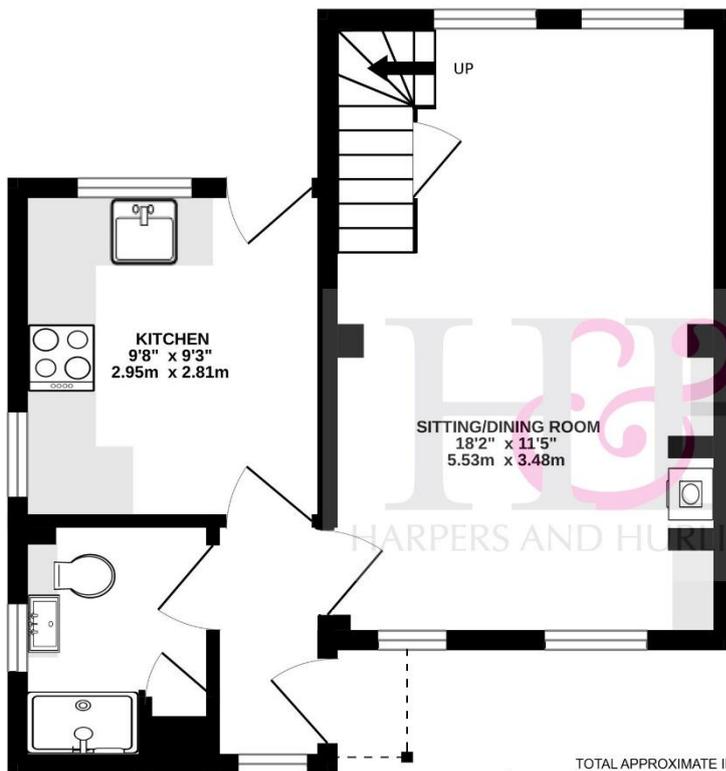
SCHOOLS AND CONNECTIONS

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, Marlborough House, St Ronans and Dulwich Prep School.

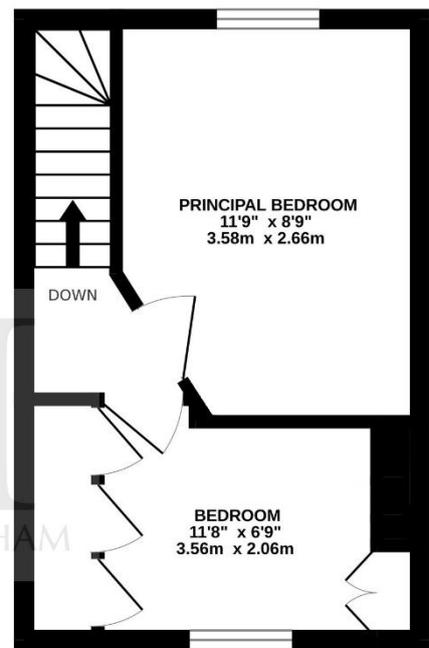
The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.



GROUND FLOOR



1ST FLOOR



TOTAL APPROXIMATE INTERNAL FLOOR AREA 608.2SQ.FT. (56.5SQ.M.)
(no guarantee is given to the square footage of the property; the figure shown is for initial guidance)
(not to scale - for layout purposes only)

(Please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

All mains utilities connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band - n/a as currently run as a business, previously Band C

EPC Rating: 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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