



'Our Focus Determines Your Reality'



Frittenden Road
Sissinghurst
Kent
TN17 2ES



Entrance Lobby * Kitchen/Dining Room with Pantry * Sitting Room
Family Room * Study * Snug * Utility Room * Cloakroom
Ground Floor Double Bedroom, Ensuite

Principal Bedroom, Ensuite
Four Further Double Bedrooms, All Ensuite

Garden and Grounds Approx. 1.2 Acres * Garaging * Storage
Stable/Open Barn



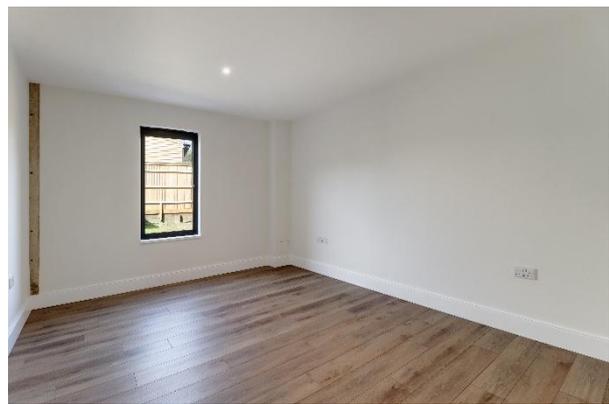


STRIKING DETACHED BARN CONVERSION

Providing approximately 4,100 sq.ft. this stunning barn has been completed to a high specification with the conversion providing a light, airy living space preserving the agricultural heritage of this former barn yet creating a modern, convenient family home in a rural setting.

The barn is entered via a glass lobby into a stunning double aspect kitchen/dining room with bi-fold doors opening to outside and a sliding door opening into a pantry; double doors then open into the partially vaulted double aspect sitting room with herringbone wood floor. A hallway with a door to outside and feature staircase leads to a family room, snug and double aspect study with vaulted ceiling and a door to outside together with a utility room with door to outside, a double bedroom with an ensuite shower room and completing the ground floor, a cloakroom. There is underfloor heating throughout the ground floor.

On the first floor the galleried landing has built-in storage and leads to the double aspect principal bedroom which features a vaulted ceiling, a stand-alone bath, two walk-in wardrobes and an ensuite shower room. There are four further double bedrooms all with well-appointed ensuite shower rooms.





OUTSIDE

The barn sits in approximately 1.2 acres betwixt and between the villages of Sissinghurst and Frittenden, convenient for Cranbrook and the mainline stations at Headcorn and Staplehurst.

From the road, a driveway leads to the former farm hamlet, splitting off onto the drive to the barn. The gravel drive provides ample off-road parking and leads to the block of garaging consisting of four open bays and storage. There is also a stable and open barn which could, subject to the necessary permissions, be developed into ancillary accommodation.

A stone path leads to the barn opening to create a paved terrace with views over the grounds and woodland beyond. The garden is laid to lawn interspersed with mature trees and is, for the most part, a blank canvass. The remainder of the grounds are laid to grassland.

Solar panels have been mounted on the roof of the barn.



SISSINGHURST, FRITTENDEN 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. Whilst Frittenden is a picturesque village with a popular pub and attractive church.

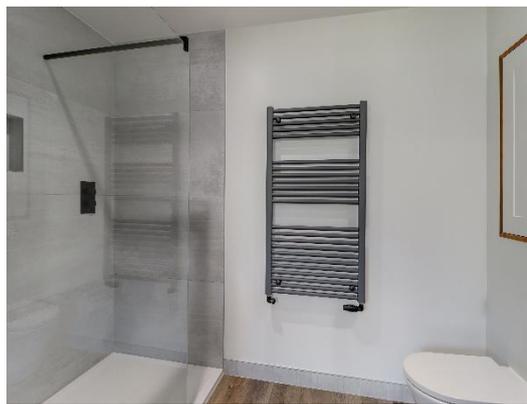
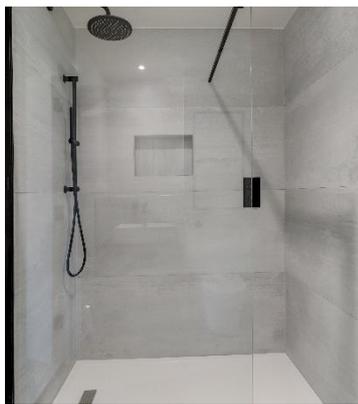
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports and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

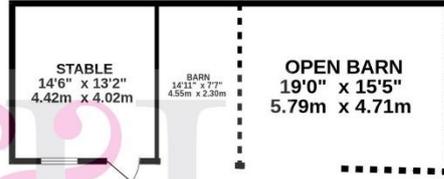
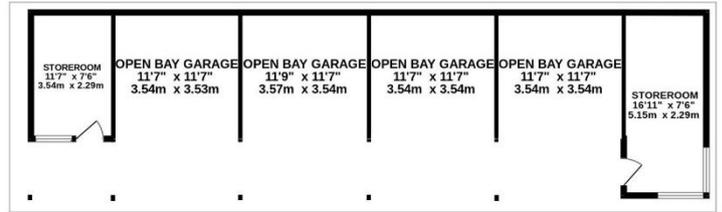
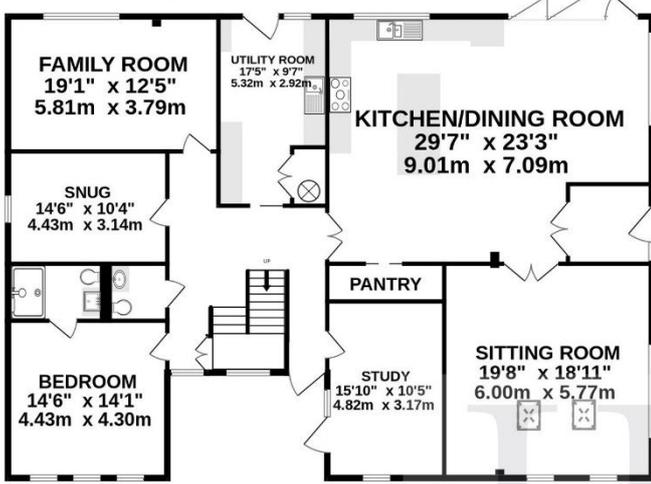
In addition to Cranbrook School and the local primary schools, there are other excellent schools, including Bethany, Benenden, St Ronans and Dulwich. More details can be obtained by visiting the website www.kent.gov.uk.

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.

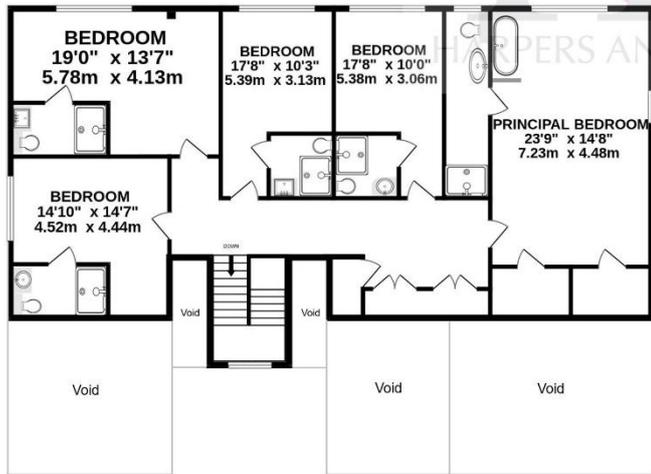




GROUND FLOOR



1ST FLOOR



TOTAL APPROXIMATE INTERNAL FLOOR AREA BARN 4,113.1SQ.FT. (382.1SQ.M.)
 GARAGING 789.2SQ.FT. (73.3S.M.)
 STABLE AND BARN 593.1SQ.FT. (55.1SQ.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

Mains electricity and water. Underfloor heating. Heat pump. Private drainage. Solar panels.

Tunbridge Wells Borough Council - Council Tax Band tbc

EPC Rating: C – full details available on request

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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