



'Our Focus Determines Your Reality'



ST. GEORGES MEADOW  
Sissinghurst  
Kent  
TN17 2EW



Entrance Hall \* Open-Plan Kitchen/Dining/Sitting Room  
Cloakroom

---

Principal Bedroom Suite \* Two Further Bedrooms  
Family Bathroom

---

Enclosed Garden \* Indian Sandstone Terrace  
Car Port Parking





## FAMILY HOME IN NEW STYLISH DEVELOPMENT

Situated in the village of Sissinghurst, this attractive home is tucked away in a private new development with only a handful of other houses. Completed to a high specification with stone worktops and Bosch integrated appliances in the kitchen, well-appointed bathroom, ensuite and cloakroom and bespoke wardrobes in the dressing room, the accommodation offers the opportunity to create a stylish home.

The ground floor consists of an entrance hall opening into an open-plan, double aspect, kitchen/dining/sitting room with doors opening to the garden, a utility cupboard and a cloakroom.

The first floor provides a principal bedroom suite comprising a double bedroom, dressing room and shower room, two further bedrooms and a family bathroom.

The herringbone brick drive leads to the integral car port. The enclosed garden to the rear can be accessed from a gate from the drive and is laid to lawn with an Indian Sandstone terrace and a garden store.

Remainder of a 10 year NHBC warranty, dating from October 2024.



## 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.

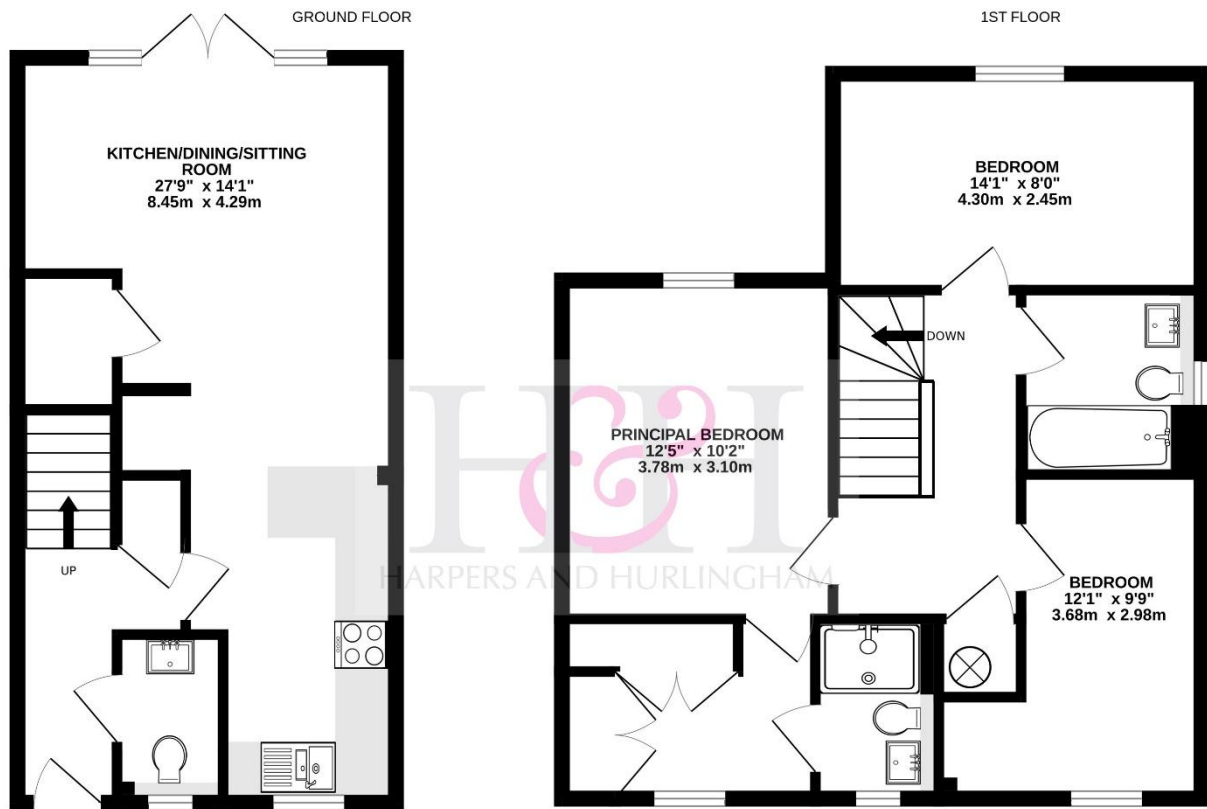
## SCHOOLS AND CONNECTIONS

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.







TOTAL APPROXIMATE INTERNAL FLOOR AREA 979.5SQ.FT. (91SQ.M.)  
(no guarantee is given to the square footage of the property; the figure shown is for initial guidance)  
(not to scale - for layout purpose 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.  
Made with Metropix ©2025



## SERVICES

Mains electricity, water and drainage. Air source heat pump central heating. EV charging point.

Tunbridge Wells Borough Council - Council Tax Band E

EPC Rating: B

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



**Harpers and Hurlingham Property Consultants**  
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE  
Tel: 01580 715400  
[enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)  
[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)