



Lambert & Foster



HEATHER COTTAGE

SISSINGHURST ROAD | SISSINGHURST | KENT | TN17 2HW

A very well presented 1800 sq ft detached chalet bungalow providing well proportioned accommodation arranged over two floors including sitting room, part vaulted kitchen/dining/family room with bi fold doors overlooking rear garden and three double bedrooms complemented by ample parking, a detached single garage and established neatly tended garden with summerhouse and greenhouse, all occupying an edge of village location with pavement access to amenities. Cranbrook school catchment area.

Guide Price £579,500

FREEHOLD



HEATHER COTTAGE

SISSINGHURST ROAD | SISSINGHURST | KENT | TN17 2HW

Heather cottage is an individual detached chalet bungalow, extended and improved over time, presenting brick elevations set with replacement UPVC double glazing, UPVC barge boards and soffits, beneath a pitched, interlocking tiled roof. The well presented and proportioned accommodation is arranged over two floors, features include the beautifully presented kitchen/dining/family room, part vaulted with floor to ceiling window incorporating bi fold doors overlooking the rear garden. A separate sitting room has a decorative fireplace and double aspect. The three double bedrooms are arranged over the ground and first floor, the main bedroom is set partly beneath eaves with under eaves wardrobe and storage. The en suite bathroom is fitted with a traditional white suite including freestanding rolltop bath. Bedroom two arranged on the ground floor, benefits from a cloaks/shower room alongside.

Outside, a wooden five bar gate opens onto a block paved drive and shingle hardstanding, providing ample parking. A detached single brick garage is fitted with power, light and heating, subdivided into a workshop and hobby room. A detached former timber garage with double doors is used for general storage. The rear garden is a particular feature, laid predominately to lawn with well stocked border, lily pond, young fruit trees, timber greenhouse and summerhouse. The whole is well enclosed by a mixture of hedging and fencing.



- Total floor area approximately 1800 ft² (167.1 m²)
- Entrance porch
- Sitting room with decorative fireplace
- Part vaulted kitchen/dining/family room with bi-fold doors
- Office/Library
- Cloaks/shower room
- Three double bedrooms including main bedroom with en-suite bathroom
- Oil fired central heating
- UPVC double glazing
- Established rear garden
- Block paved parking and detached single brick garage
- Timber summerhouse and greenhouse
- Pavement access to village amenities and Cranbrook town
- Cranbrook School catchment area

DIRECTIONS

From the Wilsley Pound roundabout on the outskirts of Cranbrook, take the A262 towards Sissinghurst/Biddenden. Heather Cottage will be found shortly on the left hand side, look out for the neatly clipped hedge.

GENERAL

Tenure: Freehold

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

Local authority: www.tunbridgewells.gov.uk

Council tax: Band E **EPC:** E (51)

Mobile coverage: Likely

Broadband: Superfast and Ultrafast 80 Mbps/1000 Mbps

VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Heather Cottage, Sissinghurst Road, Sissinghurst, Cranbrook, TN17

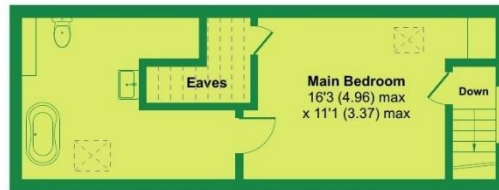
Approximate Area = 1567 sq ft / 145.5 sq m

Limited Use Area(s) = 40 sq ft / 3.7 sq m

Garage = 193 sq ft / 17.9 sq m

Total = 1800 sq ft / 167.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lambert and Foster Ltd. REF: 1167010

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325
77 Commercial Road,
Paddock Wood,
Kent TN12 6DS

CRANBROOK, KENT

Tel. 01580 712 888
Weald Office, 39 High St,
Cranbrook, Kent
TN17 3DN

HYTHE, KENT

Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe,
Kent CT21 4HU

WADHURST, SUSSEX

Tel. 01435 873 999
Helix House, High Street,
Wadhurst, East Sussex
TN5 6AA

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.