

RADFORDS

ESTATE AGENTS

HOLLYHURST, WILSLEY POUND, SISSINGHURST, KENT, TN17 2HR



PRICE £775,000 FREEHOLD

AN EXTREMELY DECEPTIVE AND FLEXIBLE DETACHED FAMILY HOME, ARCHITECTURALLY DESIGNED AND SET OVER 3 FLOORS OFFERING 6 BEDROOMS WITH MATURE GOOD SIZED REAR GARDENS, DETACHED DOUBLE GARAGE AND WITHIN EASY DISTANCE OF THE CRANBROOK TOWN CENTRE. INTERNAL VIEWING IS ESSENTIAL TO APPRECIATE EXACTLY WHAT IS BEING OFFERED.

ENTRANCE HALL KITCHEN/BREAKFAST ROOM 30FT SITTING/DINING ROOM FAMILY ROOM SHOWER ROOM LANDING 4 DOUBLE BEDROOMS ON THE 1ST FLOOR AIRING/IRONING ROOM FAMILY BATHROOM 2ND FLOOR LANDING WITH STUDY AREA 2 FURTHER DOUBLE BEDROOMS DOUBLE DETACHED GARAGE LARGE SECLUDED GARDEN OFF ROAD PARKING GAS CENTRAL HEATING

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VIEWING

Strictly by appointment through the Agent as above.

DIRECTIONS

From the centre of Cranbrook, proceed down the High Street, into Stone Street and bear left out of the town. Continue straight over the Wilsley Pound roundabout, the property will be found a short way along the Maidstone/Staplehurst road (A229), just beyond the Shell garage on the right.

DESCRIPTION

A 'tardis' like family property benefitting from a double detached garage offering annexe potential subject to the relevant permissions being sought. The ground floor offers a kitchen/breakfast room, family room, 30ft sitting/dining room with open fire, large inner hallway and downstairs shower room. The main bedroom has considered en-suite potential and there are 5 further well proportioned double bedrooms, a family bathroom, plus an airing/ironing room and a study area set over the further two floors.

Conveniently located on the outskirts of both Sissinghurst village and the historic market town of Cranbrook and all their associated amenities. The property is situated within the favoured and much sought after Cranbrook School Catchment Area with many other top-ranked selective state grammar schools nearby. The mainline station at Staplehurst is about a 10 minute drive away with journeys to London Bridge, Charing Cross and Cannon Street taking just under an hour and journeys to Ashford International around 20 minutes.

ON THE GROUND FLOOR

Ground Floor:- Entrance door to:- spacious **Entrance Hall** with stairs rising to the **1st floor**, and doors to:-**Kitchen/Breakfast Room** with window to the front and door to side garden, fitted with a range of wall, base and drawer units with a mix of granite and wood work surfaces incorporating a breakfast bar. Gas and electric range cooker with extractor above, double sink and drainer, integrated washing machine and freezer. Glazed French doors and step down into:- **Sitting/Dining Room** with 3 sets of French doors leading to the rear garden and patio. Brick open fire place and step back up to **Hall** with doors to:- **Family Room** with window to the front, cupboard housing gas fired boiler. **Shower Room** with window to the side, low level WC, wash hand basin and shower cubicle.

ON THE FIRST FLOOR

1st Floor:- **Landing** with window to the front. Doors leading to:- **Bedroom 1** with windows to the rear and side, with considered **potential to create en-suite** if required. **Ironing/Airing Room** with window to the rear and hot water cylinder. **Bedroom 2** with window to the rear, and built in cupboard. **Family Bathroom** with window to side, bath with shower attachment above, low level WC, and wash hand basin. **Bedroom 6** with window to the front. **Bedroom 5** with window to the front.

ON THE SECOND FLOOR

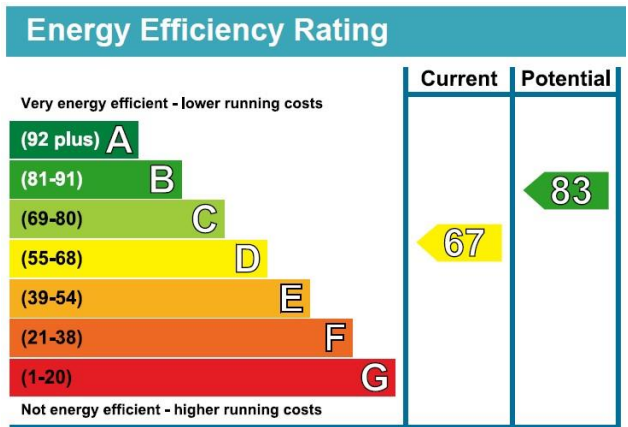
2ND Floor:- **Landing** with **Study Area** with velux window to rear and doors leading to:- **Bedroom 3** velux window to rear, fitted triple wardrobes, dressing table and drawers, eaves storage and hatch to boarded loft with light, and **Bedroom 4** velux window to rear, eaves storage and loft hatch.

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EXTERNALLY

Approached via a gravel driveway offering off road parking for several vehicles, mature shrubs and a large **Double Detached Garage** offering annexe potential subject to the relevant permissions being sought. There is a side gate with a pathway and small seating area, and flower beds leading onto the good sized secluded **rear garden which is certainly a feature of this property** being laid mainly to flat lawn surrounded by mature shrubs, hedges and trees, paved terrace/patio with BBQ area and green house.

ENERGY PERFORMANCE RATING



EPC Rating : D



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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.

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FLOORPLANS



TOTAL FLOOR AREA : 238.89 sq. m. (2571.39 sq. ft.) approx.

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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