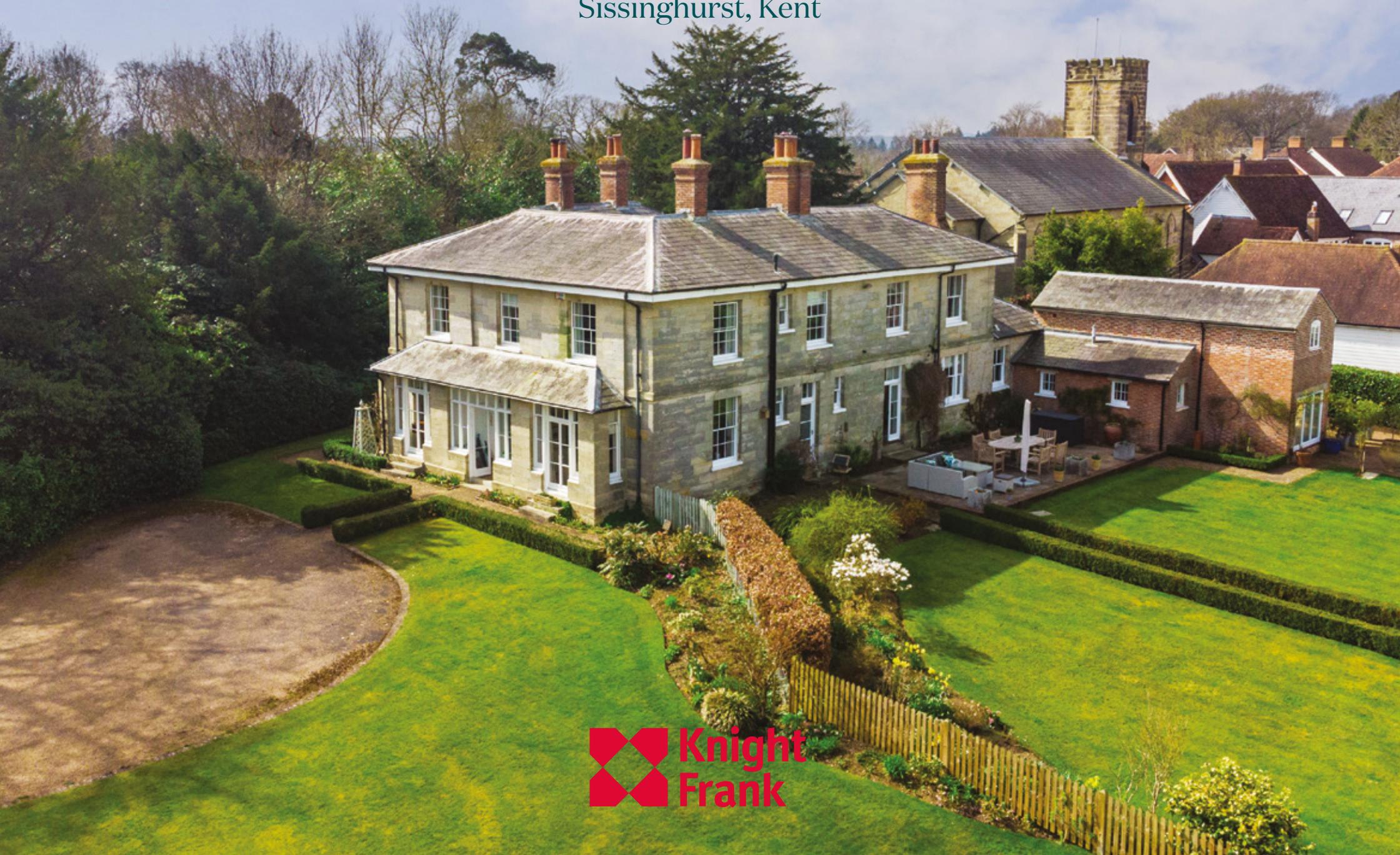


The Old Vicarage

Sissinghurst, Kent







The Old Vicarage

The Street, Sissinghurst, Kent

A stunning Grade II listed Georgian former vicarage set in the centre of the popular village of Sissinghurst with 2.4 acres.

Cranbrook 2 miles, Staplehurst 4.8 miles (London Charing Cross/Cannon Street from 62 minutes)
Tenterden 7.5 miles, Tunbridge Wells 15 miles, London 56 miles
(All distances and times are approximate)

Accommodation

Entrance hall | Drawing room | Sitting room | Dining room | Kitchen/Breakfast room | Study
Orangery | Utility room | WC | Cellar

Principal bedroom with en suite bathroom | Four further bedrooms | Family bathroom

Annex

Sitting/Dining room | Kitchen | Bedroom and Bathroom

The Barn

Games room | Gym | Shower room | Garden Storage

Swimming pool | Tennis Court

In all about 2.4 acres

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Situation

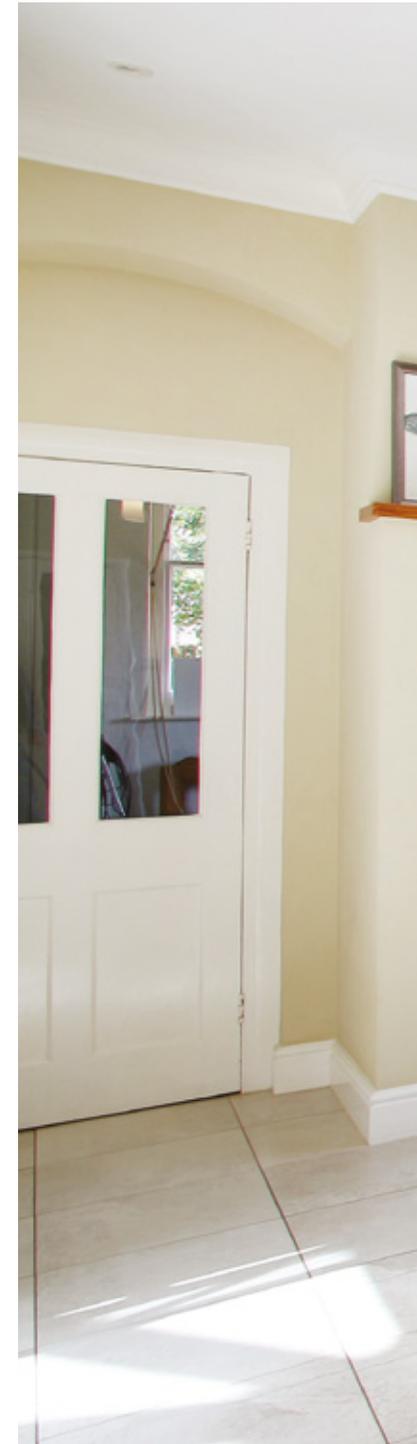
Local & Comprehensive Shopping: Sissinghurst village provides local shopping with more extensive shopping, sport and leisure facilities in Cranbrook, Tenterden, Tunbridge Wells and Maidstone.

Education: The house is located within the highly desirable Cranbrook School Catchment and other schools include; Sissinghurst and Cranbrook primary schools, Marlborough House, Dulwich and Saint Ronans preparatory schools. Sutton Valence School, Bethany, The High Weald Academy and Sixth Form College and Benenden School at secondary level.

Mainline rail services: Staplehurst to London Charing Cross, Waterloo East, London Bridge and Cannon Street, approximately 1 hour. Eurostar trains are available from Ashford International and a high speed service from London St Pancras to Ashford in about 37 minutes. www.eurostar.com

Leisure/sporting facilities: Golf clubs include Chart Hills, Rye and Dale Hill. Risebridge Health Club at Goudhurst is also popular. Sailing and fishing at Bewl Water and riding, walking, mountain bike trails plus a climbing and activity centre in Bedgebury Forest and Pinetum.

Motorway links: The A21 is easily reached and provides access to the M25, Gatwick, Heathrow and the national motorway network.





The Old Vicarage

The Old Vicarage is a wonderful Grade II listed family home with lovely proportions. The house is conveniently placed for a wide variety of local amenities, walking distance into the popular village of Sissinghurst, excellent schools and rail communications, lying about 2 miles to the northeast of the popular and historic market town of Cranbrook and 4.8 miles to the south of Staplehurst, with its mainline station and frequent commuter services to London.

Built in 1843 by renowned architects Whichcord and Walker The Old Vicarage is a very special house. The well proportioned rooms with high ceilings, large elegant sash windows, feature fireplaces picture rails and exposed oak flooring to the hallway

The kitchen/breakfast room opens onto the spacious orangery ideal for family living. This in turn leads onto the large dining room. The more formal reception rooms to the front of the house offer extra space for entertaining.





Annex

There is a one bedroom annex to the rear of the property which would be ideal for in laws, long terms guests or potentially an income if it was rented out.

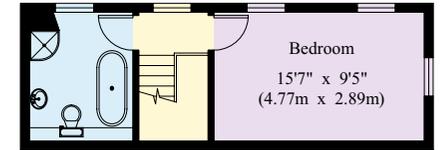
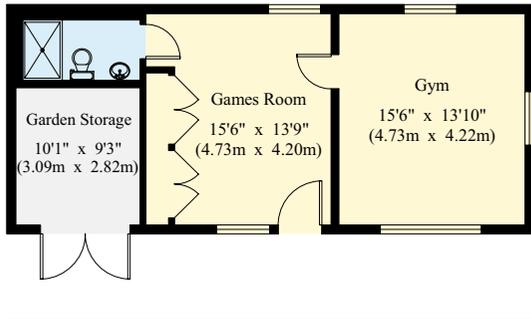


Approximate Gross Internal Floor Area

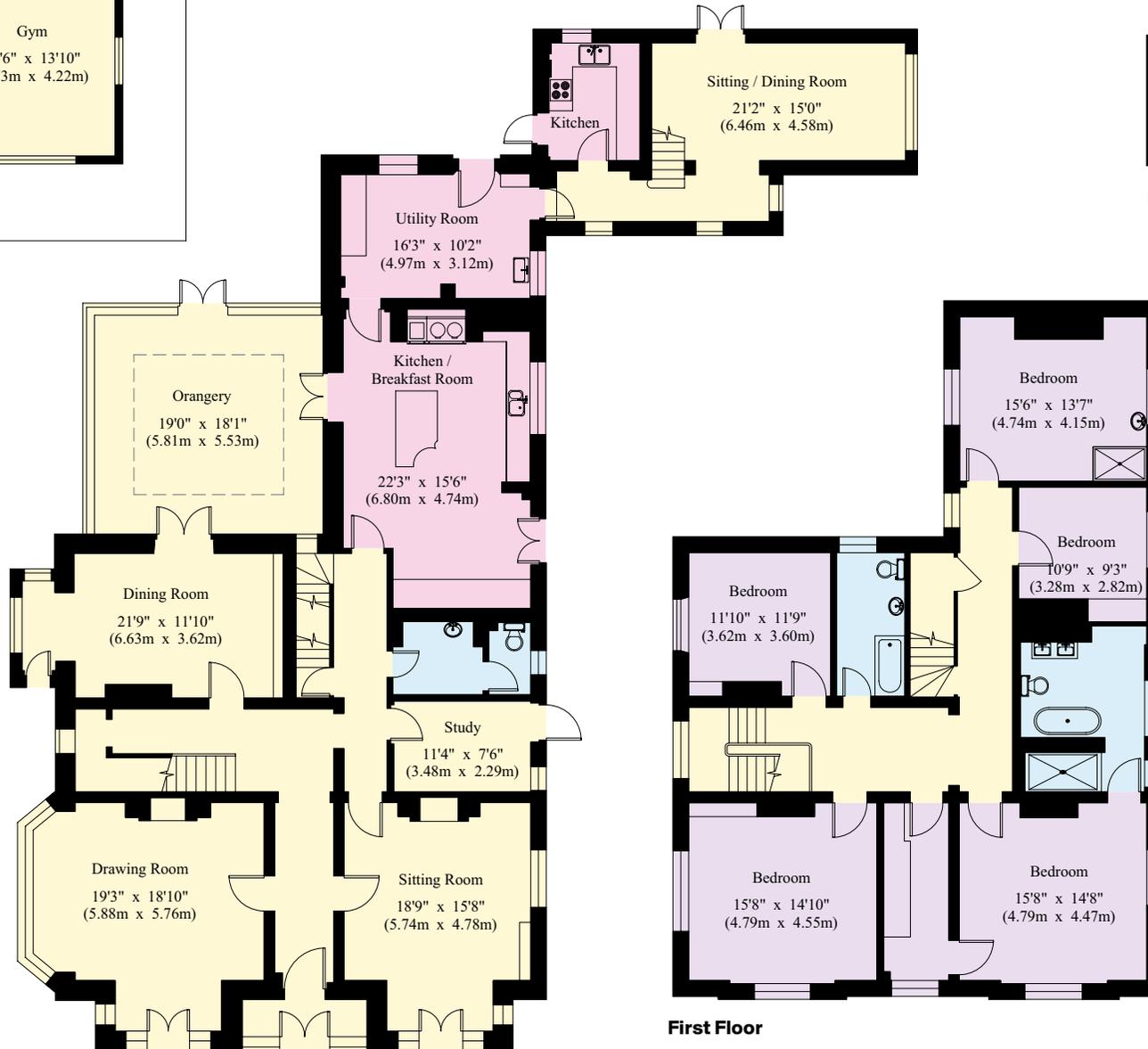
House : 484.6 sq.m (5216 sq.ft.)

Outbuilding: 54.1 sq.m (582 sq.ft.)

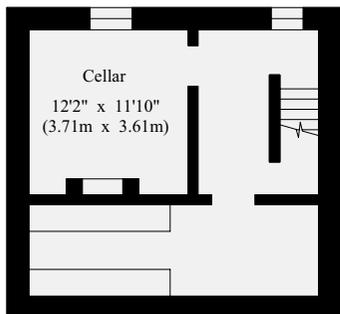
This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the Important Notice on the last page of the text of the Particulars.



First Floor



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Lower Ground Floor

Ground Floor

First Floor

Gardens and grounds

The gardens and grounds are of particular note, mainly laid to lawn giving a lovely parkland setting. The tennis court is positioned to the right hand side of the driveway hidden from view from the main house. The heated outdoor swimming pool is located to the rear and side of the property and can be seen from the kitchen. The grounds extend to around 2.4 acres.

Services

There is gas fired central heating, mains electricity, water and drainage.

Fixtures and fittings

All items known as tenants fixtures and fittings together with the curtains, light fittings, cars, car ramps, garden statutory and ornaments are specifically excluded from the sale, but may be made available to a purchaser by separate negotiation.

Local authorities

Tunbridge Wells Borough Council, Tel: 01892 526121

Directions (TN17 2JL)

Exit junction 5 of the M25, heading south on the A21 towards Tunbridge Wells. Proceed south passing Tunbridge Wells and take the left hand turning at the junction signed A262 to Goudhurst. On passing through Goudhurst continue passing the Peacock Inn and go straight over the roundabout bringing you into Sissinghurst village. Continue for around 0.8 miles passing The Milk House. The house is located on your left hand side just after the church. Turn into the lane and the driveway will be found immediately on your left.





Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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