



# SATINS HILL FARMHOUSE

Spongs Lane, Sissinghurst, Cranbrook, Kent



## A MOST ATTRACTIVE PERIOD HOUSE WITH OAST AND BARN

This wonderful unlisted five bedroom family home has the added benefit of a two bedroom converted oast house and a substantial detached period barn, as well as garaging and lawned gardens with an all-weather tennis court.



Local Authority: Tunbridge Wells Borough Council

Council Tax band: Farmhouse F; Oast house B.

Tenure: Freehold

Mains water & electricity. House Oil-fired heating; Oast Electric & wood burner; Barn Air-source heat pump (underfloor). Private drainage (Klargester). Hypervolt EV charging point.

Sissinghurst 0.7 miles. Cranbrook 2 miles. Staplehurst 4.4 miles (London Bridge from 53 minutes). Tunbridge Wells 15 miles.

Postcode: TN17 2AH [www.what3words.com/midfield.couches.listed](http://www.what3words.com/midfield.couches.listed)



## IN A WONDERFUL POSITION, CLOSE TO AMENITIES

The property sits in a convenient, semi-rural position within the Weald of Kent, offering far-reaching views yet less than a mile from the village of Sissinghurst which offers a great sense of community with its charming pub, traditional stores and historical Sissinghurst Castle and Gardens. Nearby Cranbrook, well known for its High Street lined by attractive period properties, provides a good range of cafes, shops and amenities. Further facilities can be found at the larger centres of Tunbridge Wells and Ashford. Train services are available from nearby Staplehurst (journey time to London Bridge from 53 minutes) as well as Ashford (which provides fast trains to London St Pancras from 38 minutes). There is an excellent choice of schooling in the area and the property lies within the Cranbrook School Catchment Area. Other notable schools include Dulwich Cranbrook, Benenden, Maidstone Grammar and Invicta Grammar (Maidstone) and St Ronan's (Hawkhurst).



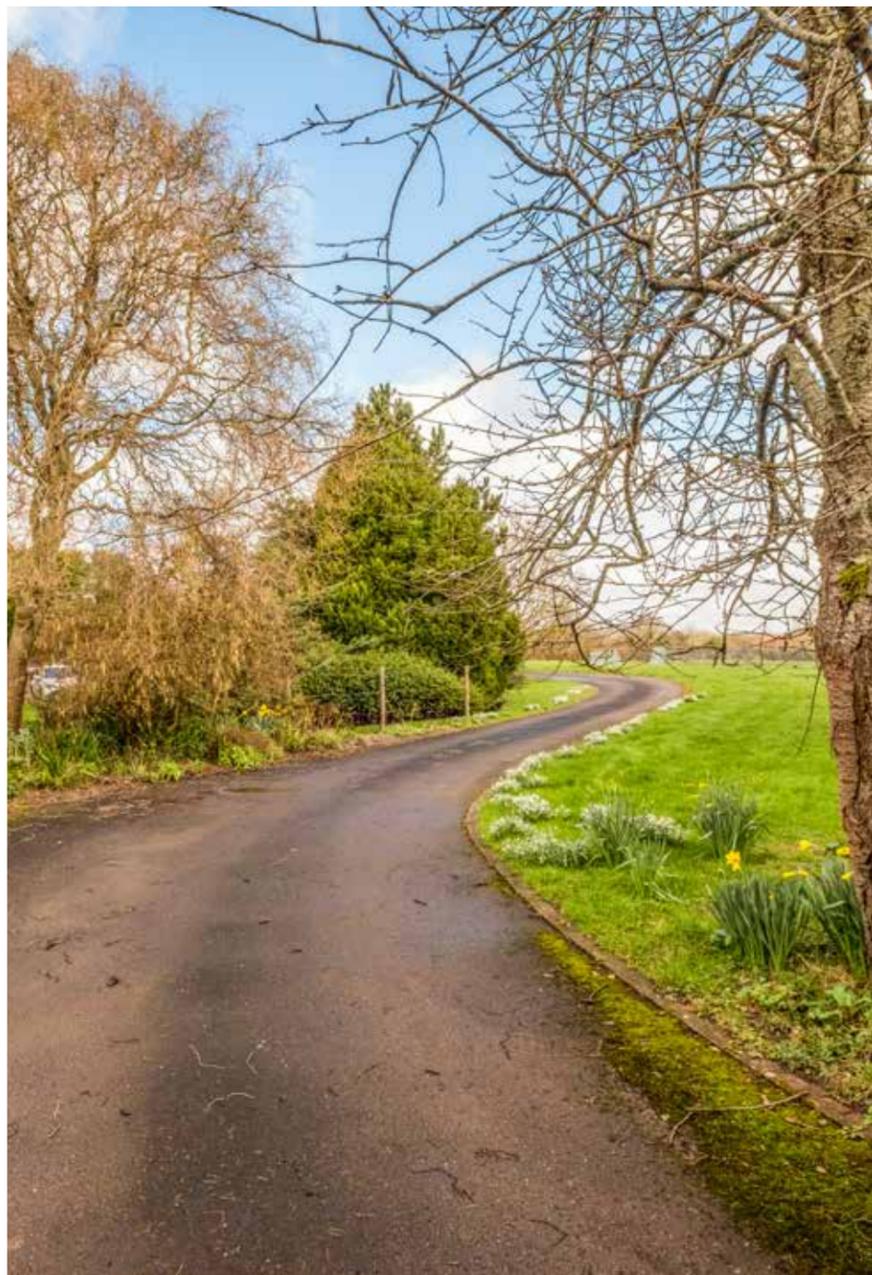


## SATINS HILL FARMHOUSE, OAST HOUSE AND DETACHED BARN

Satins Hill Farmhouse comprises a most attractive unlisted period house which offers substantial family accommodation totalling 3155 square feet. In addition to the main house the property includes a lovely two bedroom converted oast house as well as a substantial detached barn.

Overall, the property offers huge flexibility for various uses including multi-generational living and home working. The property is also ideal for entertaining with the numerous doors opening out from the house to the gardens as well as the fabulous addition of the substantial period barn with it's own pergola covered terrace.

The delightful well-stocked, mature lawned gardens surround the house and include a Trevor May all-weather tennis court. The property sits in a wonderful semi-rural and convenient location, close to amenities and only just over a mile from the historic Sissinghurst Castle Gardens.





## SUBSTANTIAL AND WELL-PROPORTIONED FAMILY SPACE

The farmhouse provides extremely well-proportioned family accommodation which flows very well. The front door opens into a spacious entrance hall which gives access to the principal reception rooms.

The characterful dining room/snug has windows overlooking the front and a magnificent fireplace with exposed brick and wood panelling. Also to the front, there is a useful study / home office (formerly used as a play room).

To the rear, the sitting room has a window to the side and a door leading through to a fabulous triple aspect garden room with numerous doors opening onto the rear terrace and gardens, ideal for entertaining. The double aspect kitchen / dining room has a range of fitted cupboards, an Aga cooker, separate electric cooker and hob, space for a dining table and bi-fold doors opening out to the rear York stone terrace and gardens. Adjacent to the kitchen there is a utility and laundry room.

On the first floor there are five generous bedrooms and a family bathroom. The principal bedroom benefits from fitted wardrobes and an en suite shower room.





## OUTBUILDINGS AND GARDENS

The house is approached over a sweeping private driveway leading to a turning circle in front of the house and oast as well as a detached triple bay oak-framed garage. The delightful oast house provides two ground floor bedrooms and a bathroom. On the first floor there is a triple aspect sitting room with far reaching views, a study/office and a triple aspect kitchen/breakfast room. To the rear, the substantial detached barn has an impressive catslide roof and pentice creating a spacious covered area. Internally, the barn has attractive exposed timbers and vaulted ceiling, underfloor heating, power. Steps lead up to a mezzanine hay loft area and further steps lead to a spacious workshop. There are also two sets of double doors opening out to a paved terrace with pergola over. The delightful gardens are laid to lawn with mature trees and shrubs. To the front, there is a paved seating area overlooking the Trevor May fenced, all-weather tennis court. In all about 1.6 acres.



Approximate Gross Internal Area = House: 293.1 sq m / 3155 sq ft (excluding void).  
 Outbuildings: 239.1 sq m / 2574 sq ft.  
 TOTAL: 532.2 sq m / 5729 sq ft.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



**Simon Biddulph**  
 01892 515035  
 simon.biddulph@knightfrank.com

**Knight Frank Tunbridge Wells**  
 47 High Street,  
 Tunbridge Wells, Kent, TN1 1XL

[knightfrank.co.uk](http://knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2026. Photographs and videos dated March 2026. All times and distances stated in these Particulars are approximate. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 6AN. We use the term "partner" to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

