



## LILAC HOUSE, MILL LANE, SISSINGHURST, CRANBROOK

**£765,000** Freehold

Extremely special non listed 4 bed detached cottage on a semi-rural lane yet access to facilities, with charming and spacious accommodation facilitating modern living. Off road parking and a pretty rear garden with lovely views over the surrounding countryside. Viewing is highly recommended. C.S.C.A

- Beautiful views
- Cranbrook School Catchment Area
- Pretty Garden
- Semi Rural Location

## Description

A detached non listed character cottage having been the subject of a useful side extension and loft conversion, improving the home drastically. Presented to a high standard with a wealth of character features throughout, with 3 double bedrooms (1 with en-suite) and a 4th smaller bedroom, accommodation set across 3 floors. The tasteful side extension has added a lovely entrance hall, downstairs WC and office space leading through to the living room and conservatory, a spacious kitchen/dining room opening to the pretty rear garden. The cottage has off road parking, lovely views to both the front and rear. Internal viewing is highly recommended to appreciate what this cottage offers.

## Situation

Set on the edge of the popular and pretty sought after village of Sissinghurst (well known for its historic castle and gardens), within a short walk of the village centre which has an excellent pub/restaurant, a village shop, church, tennis and cricket clubs as well as a primary school. Both Cranbrook and Tenterden Town centres are within easy driving distance, and collectively offer a comprehensive range of facilities, and amenities. The A21 and A229 road networks give access to the M25 for Gatwick and Heathrow airports, and the M20 to Dover and Ashford International Station. Staplehurst mainline station is about 6 miles and offers frequent services to London (the journey taking about 1 hour) and Ashford International. Set within the favoured C.S.C.A. Internal viewing is essential to appreciate exactly what is on offer, and a trip into Cranbrook is highly recommended....

## Accommodation

### Ground Floor

Entrance hall with wooden flooring, space for coat hanging, ground floor cloakroom and an office/study looking out to the rear garden.

Living Room with wood flooring throughout, window to the front and a wood burner and stairs to the first floor. Doors leading to the:

Conservatory with fitted storage, tiled flooring and doors opening out to the garden.

Kitchen/Dining room, a modern kitchen with a range of grey wall, base and drawer units, freestanding oven and grill with extractor above. With a breakfast bar dividing the space with a dining area to the front of the house. Window to the front and a door opening to the rear garden.

### First Floor

Landing with stairs rising to the 2nd floor and access to the:

Bedroom: double bedroom with window to the front

Bedroom: double bedroom with some built in storage containing the hot water tank

Bathroom: frosted window to the rear and part tiled walls, shower cubicle and separate bath, low level WC and pedestal wash hand basin.

Bedroom: - window to the rear with a lovely outlook over the garden and fields beyond

### Second Floor

Attic Bedroom: - with dormer window to the rear and window to the side, built in eaves storage cupboard leading through to

En-suite Shower Room: - with large frosted window to side, tiled walk in shower, pedestal wash basin and low level WC and heated towel rail.

## Externally

The quiet location and thoughtfully planned and well maintained gardens to both the front and rear are certainly a feature of this cottage. To the FRONT there is a stone driveway with off road parking. There is a small side access gate to one side and another larger gate leading to the detached garage with power and light.

The REAR there is a paving area across the back of the house and then leading to the flat lawn area with mature boundaries and hedging to both sides and then a post and rail fence at the end of the garden with views over the field to the rear.

Agents Note: - Tunbridge Wells Council. Tax Band D. In line with money laundering regulations (5th directive) all purchasers will be required to allow us to verify their identity and their financial situation in order to proceed.

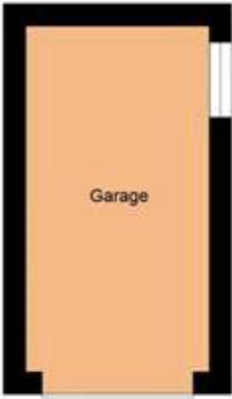
Council Tax Band: D  
Tenure: Freehold



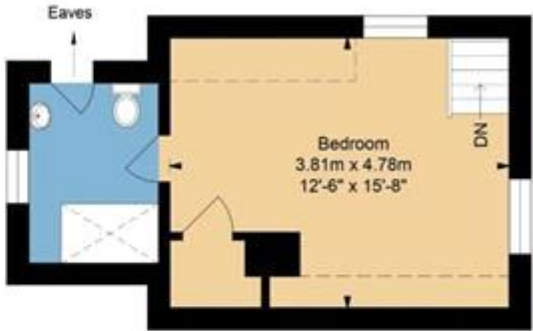








Gross Internal Area : 138.65 sq.m ( 1492.39 sq.ft)



Second Floor




Ground Floor



First Floor

For Identification Purposes Only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	73
EU Directive 2002/91/EC		
		
England & Wales		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		



Whilst great care has been taken to be as accurate as is realistic, these details, photographs and floor plans are for guidance only and all measurements are approximate. All information has been received in good faith and we cannot be held responsible for the content of these particulars. None of the services, fittings or appliances at the property have been tested, we give no representations as to their fitness for purpose or otherwise. We assume that the property has all necessary permissions, consents and is fully compliant with statutory regulations. Purchasers must satisfy themselves by inspection, searches, enquiries, surveys and professional advice that the property is as described and suitable for their purposes. No agency employees have any authority to make or give any representations or warranty in relation to the property, and no liability is taken for any error, omission or misstatement. These details cannot be incorporated in any offer or contract and are for reference only.