



# Lambert & Foster



## SISSINGHURST, KENT

6 CHURCH MEWS | SISSINGHURST | KENT | TN17 2BQ

*A well presented, three double bedroom, three bathroom mews style house built by Pentland Homes to an exceptional standard and set back off the sought after high street of Sissinghurst with off road parking for two cars. Courtyard garden to the rear. Cranbrook School catchment area.*

Guide Price £625,000

FREEHOLD





## 6 CHURCH MEWS

### SISSINGHURST, KENT, COUNTY, TN17 2BQ

6 Church Mews is a very well presented and proportioned mews style residence, by Pentland Homes, presenting brick elevations and pitched tiled roof. The accommodation is arranged over two floors which comprises; hall, cloakroom, sitting room with wood burning stove, well appointed fitted spacious open plan kitchen/dining room with French doors opening out onto the rear courtyard garden. Arranged over the first floor are three double bedrooms incorporating both a main bedroom with an ensuite shower and a guest bedroom with an ensuite shower room. Bedroom three is served by a separate family bathroom.

Outside, to the front is off road parking for two cars with additional visitors parking across the way. The rear courtyard style garden is paved and enclosed with a rear access through the archway.

Church Mews is set back from the main road, conveniently located for accessing the good everyday amenities within the High Street including the well-stocked general store and The Milk House gastro pub. Neighbouring Cranbrook town provides a comprehensive range of amenities. Staplehurst village provides a mainline station with fast and frequent services to London and Sainsbury's supermarket.

- Approximate floor area 1390Sq ft / 129.1 Sq m – the largest on the Mews
- Open plan fitted kitchen with Bosch appliances and dining area
- Sitting room with wood burning stove
- Three double bedrooms, two with fitted wardrobes and ensembles and a further family bathroom
- Off road parking for two cars





**VIEWING:** By appointment only.  
**Cranbrook Office:** 01580 712888.

**WHAT3WORDS:** acclaimed.snuck.reputable

**TENURE:** Freehold

#### **SERVICES & UTILITIES:**

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Details **Heating:** Electric underfloor heating downstairs, gas fired radiators upstairs

**BROADBAND & MOBILE COVERAGE:** Good

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**ADDITIONAL PROPERTY INFORMATION:** Covered by NHBC 10 year structural warranty.

Risco home security system

**LOCAL AUTHORITY:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**COUNCIL TAX:** Band E **EPC:** B (85)

**COVENANTS:** Covenants Relate to this property please contact the office for more information.

**FLOOD & EROSION RISK:** **Property flood history:** None

**Rivers and the sea:** None **Surface Water:** None

**Reservoirs:** None **Groundwater:** None

(Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**MANAGEMENT FEES:** £450 per annum includes common ground maintenance, insurance & drainage and landscaping.

Owners are shareholders in the Church Mews Management Company

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

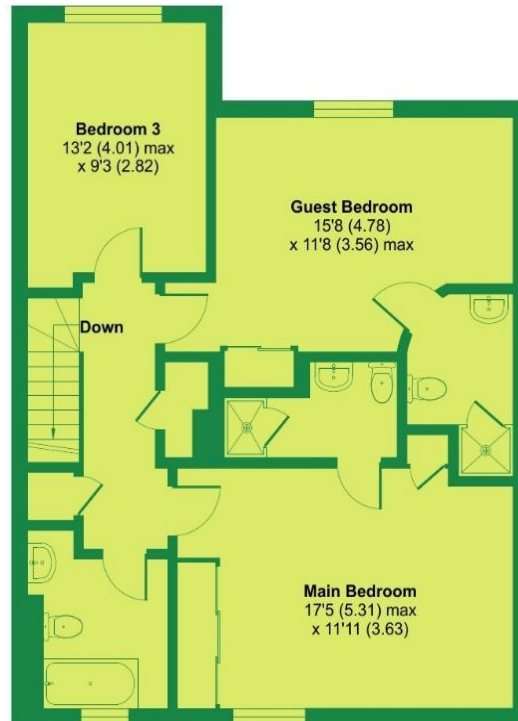
## 6 Church Mews, Sissinghurst, Cranbrook, TN17 2BQ

Approximate Area = 1390 sq ft / 129.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Lambert and Foster Ltd. REF: 1215065

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

**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. 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.

**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

### OFFICES LOCATED AT:

#### PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,  
Paddock Wood, Kent TN12 6DS

#### WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street  
Wadhurst, East Sussex TN5 6AA

#### HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,  
Westenhanger, Hythe CT21 4HU

#### CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street  
Cranbrook, Kent TN17 3DN

PROPERTY PROFESSIONALS FOR OVER 120 YEARS



RICS

arla | propertymark

naea | propertymark



**Lambert  
& Foster**