



Lambert & Foster



RABBIT WARREN

SATINS HILL FARM | FRITTENDEN ROAD | SISSINGHURST | TN17 2AH

A newly converted, middle terraced barn providing well proportioned and presented single storey two bedroom accommodation, including open plan and vaulted kitchen/dining/family room, study and a rear garden extending to approximately 14m, parking for two cars, all enjoying a semi rural location, set within this former farmstead.

Cranbrook School Catchment area.

Guide Price £450,000

FREEHOLD



RABBIT WARREN

SATINS HILL FARM | FRITTENDEN ROAD | SISSINGHURST | KENT | TN17 2AH

Rabbit Warren is a newly converted, single storey, middle terrace barn conversion presenting timber clad, weather boarded elevations set with UPVC double glazed windows, beneath a pitched corrugated metal roof with roofline windows. The well presented accommodation includes feature open plan and vaulted kitchen/dining/family room with exposed beams and fitted kitchen area with granite worktops, breakfast bar, integrated appliances include Beko electric hob and fan assisted oven, space and electric point for upright/fridge freezer, space and plumbing for washing machine and dishwasher, a pleasant aspect to rear incorporating sliding patio doors to the garden. Accessed from a central hall, two double bedrooms include a main bedroom with an en suite shower fitted with a white suite. A separate family bathroom is also fitted with a white suite including a panelled bath. From the separate study, a loft hatch and extendable ladder provide access to an extensive, fully boarded roof space with roofline windows, which subject to planning could offer further accommodation, if desired.

Outside, to front is gravel parking for two cars. The rear garden approximately 14 m 40 x 8m is laid to lawn with deck seating area, all enclosed by post and rail fencing. The outlook extends out across the neighbouring paddock.



- Total floor area approximately 922 ft² (85.7 m²)
- Hall
- Vaulted and open plan kitchen/dining/family room
- Study
- Two bedrooms incorporating a main bedroom with en-suite shower room
- Family bathroom
- Gabarron thermostatically controlled electric radiators
- UPVC double glazing
- Parking for two vehicles
- Rear garden approximately 40m 40 x 8m
- Sissinghurst High Street approximately 0.8 miles
- Cranbrook High Street approximately 2.5 miles
- Staplehurst mainline station approximately 4 miles
- Cranbrook School catchment area

DIRECTIONS

From the Wilsley Pound roundabout, on the outskirts of Cranbrook, follow the A229 in the direction of Staplehurst/Maidstone. Take the minor right-hand turning signposted to Frittenden and proceed to the end and across the staggered crossroads into Frittenden Road. Continue on for approximately 0.5 miles past the entrance to Spongs Lane and on turning left into the wide farm style entrance set off a left hand bend. Proceed through the wooden five bar gates up the farm track and on past the pair of semi-detached cottages whereupon Rabbit Warren will be found on the left-hand side.

GENERAL

Tenure: Freehold

Services: Mains electricity and water. Electric heating.
Newly installed individual private drainage system.

Mobile coverage: Likely

Internet coverage: Ultrafast 1000 Mbps/220 Mbps

Local authority: www.tunbridgewells.gov.uk

Council tax: TBC **EPC:** TBC

VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

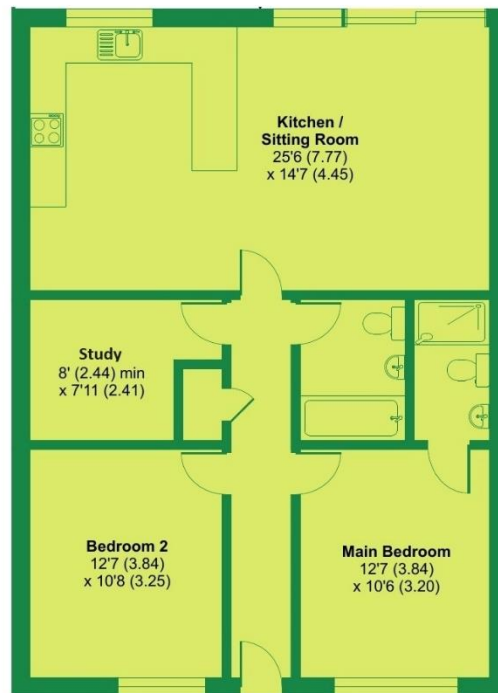
FLOORPLANS

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

Rabbit Warren, Satins Hill Farm, Spongs Lane, Sissinghurst, TN17

Approximate Area = 922 sq ft / 85.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Lambert and Foster Ltd. REF: 1131387

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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WADHURST, SUSSEX

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