

EST
1900

125

— YEARS OF —

**Lambert
& Foster**



7 BRAMLING GARDENS
SISSINGHURST, KENT, TN17 2DY

EST
1900

**Lambert
& Foster**

CRANBROOK 2 MILES | STAPLEHURST 3.5 MILES | TUNBRIDGE WELLS 15 MILES

7 BAMLING GARDENS, SISSINGHURST, KENT, TN17 2DY

A very well presented and proportioned, detached family house by Countryside Homes, circa 2019 (NHBC Warranty remaining) providing four double bedrooms including both main and guest suites, open plan, comprehensively fitted Kitchen/dining/family room overlooking the rear garden, a separate sitting room with feature fireplace housing a wood burning stove, complemented by a landscaped rear garden, a block paved drive leading to an attached double garage all occupying a most convenient village location. Cranbrook school catchment area.

GUIDE PRICE £800,000

FREEHOLD



DIRECTIONS

Using WHAT3WORDS app; wiggles.grove.riots



DESCRIPTION

7 Bramling Gardens is a well presented and proportioned, detached family home by Countryside Homes presenting brick elevations, set with UPVC double glazed windows, beneath a pitched and half hipped tiled roof. The accommodation is arranged over two floors with features including the kitchen/dining/family room comprehensively fitted including Silestone work surfaces, integrated appliances including twin AEG ovens and five zone ceramic hob, fridge/freezer, dishwasher and wine fridge, a double aspect includes three Velux roof line and French windows opening out to the garden. The double aspect sitting room includes a feature stone fireplace housing a wood burning stove and incorporates French windows leading out to the garden. A separate utility room houses the boiler and provides space and plumbing for a washing machine. A cloakroom is positioned alongside. Arranged over the first floor landing are four double bedrooms comprising a main bedroom with an ensuite shower room, and built-in wardrobes, a guest bedroom with an en suite shower room. Bedrooms three and four have built-in wardrobes. The family bathroom is fitted with a white suite. Air conditioning in the main bedroom is provided by a Daikin split system providing both efficient heating and cooling.





GARDENS & GROUNDS

Outside, a block paved drive, providing parking for two vehicles, leads up to an attached double garage, fitted with up and over doors, power and light. A wooden side gate and paved pathway provides access to the rear, neatly tended garden, laid to lawn with stocked borders and a block paved seating area with all weather pergola and an external power point. A paved seating area adjacent the house, accommodates a garden table and chairs. Within the garden is a timber shed. The whole is well fenced and enclosed.



FLOORPLANS

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

7 Bramling Gardens, Sissinghurst, TN17 2DY

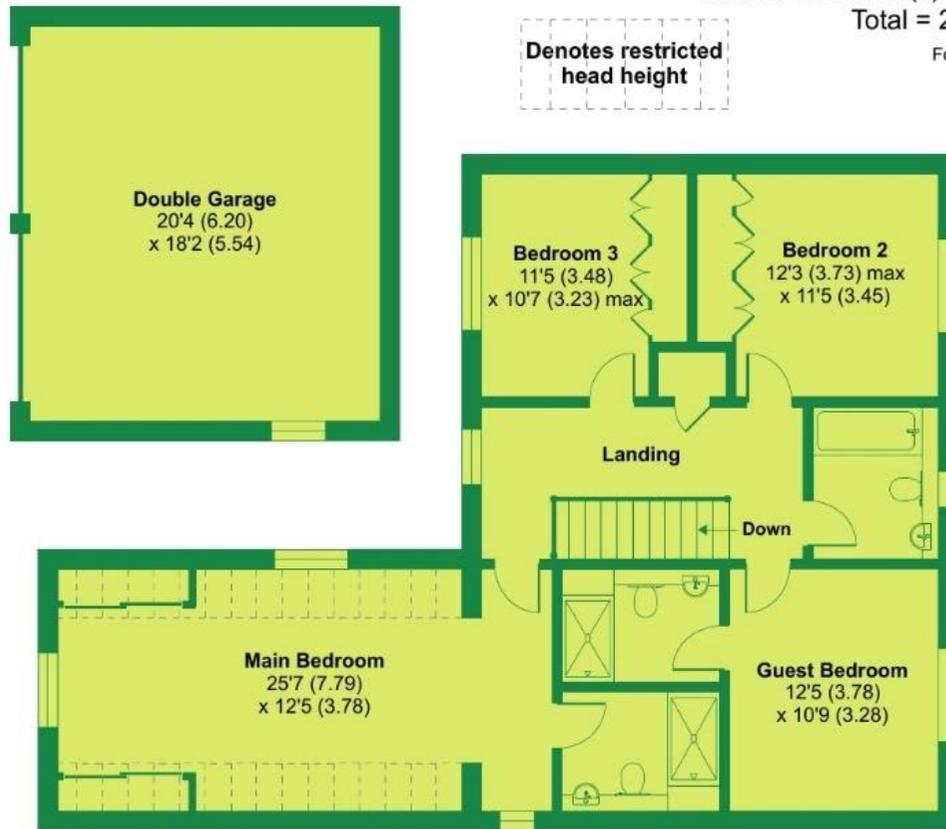
Approximate Area = 2241 sq ft / 208.2 sq m (includes garage)

Limited Use Area(s) = 110 sq ft / 10.2 sq m

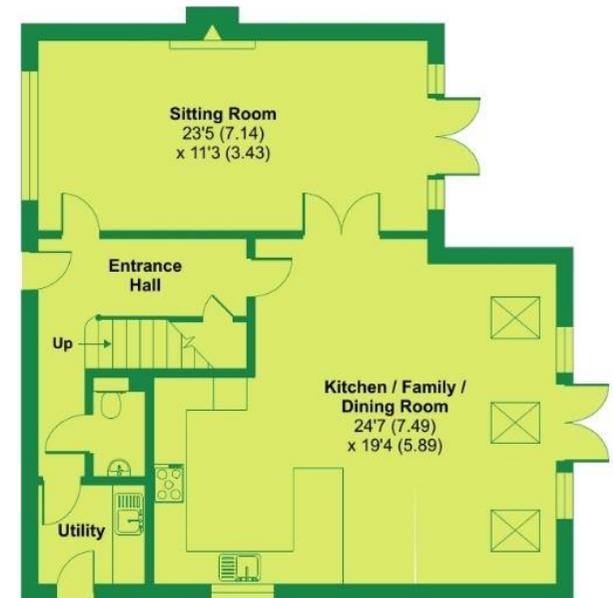
Total = 2351 sq ft / 218.4 sq m

For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2022. Produced for Lambert and Foster Ltd. REF: 900007



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

TENURE: Freehold

SERVICES & UTILITIES:

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

Sewerage: Mains **Heating:** Mains gas fired central heating

BROADBAND & MOBILE COVERAGE: Standard, superfast and ultrafast available

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

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

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

AGENTS NOTE: There is a residents management company for the maintenance of communal areas at an annual cost of approximately £500

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.

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