

# Lambert & Foster



## ALPINE COTTAGE

THE STREET | SISSINGHURST | KENT | TN17 2JH

A very well presented, attached double fronted, Grade II Listed cottage, providing four bedroom, character accommodation including a sitting room/dining room with wood burning stove and a comprehensively fitted kitchen/breakfast room with bi fold doors, first floor study, complemented by a neatly tended front and rear, south facing garden with useful timber outbuildings, all occupying a prominent high street location within this popular village. Cranbrook school catchment area.

Guide Price £585,000

FREEHOLD







## ALPINE COTTAGE

THE STREET, SISSINGHURST, KENT, TN17 2JH

Alpine Cottage is a beautifully presented, attached Grade II Listed cottage, the subject of comprehensive and sympathetic updating. This timber framed cottage is set with timber frame sealed unit double glazed, multi paned casement windows beneath a pitched and half hipped tiled roof. The character accommodation is arranged over three floors, with features including the sitting room/dining room with fireplace housing a wood burning stove, fitted cupboards and shelving, useful shelved alcove, exposed floorboards and an aspect of front.

The fitted kitchen/breakfast room has integral appliances including Steel Cucina range style cooker with filter hood over, Siemens microwave, ceramic sink with mixer tap over, dishwasher, fitted L-shaped bench seating, storage and display shelving, pleasant aspect to rear across the south facing garden incorporating bifold doors. Four bedrooms are arranged over the first and second floors, including a main bedroom with fitted wardrobes and an en suite shower room, bedroom two with built-in wardrobe and a useful separate study.

A family bathroom is fitted with a traditional suite by Imperial Bathrooms with 'his and hers' vanity units inset wash hand basins, a panel bath and separate walk-in tiled and glazed shower. Arranged over the second floor, set slightly beneath the eaves, are interconnecting bedrooms three and four, both single bedrooms with bedroom three enjoying a fine high street outlook.





## GARDEN & OUTDOORS

Outside, Alpine Cottage is approached through a traditional wrought-iron gate and fencing with a brick pathway leading up to the traditional front door, bordered by box hedging and gravel beds. The rear lawned, south facing garden is a real feature 'landscaped' with established shrubs, borders and young trees, composite timber decked seating area, useful timber outbuildings includes a laundry shed, fitted with power, light and heat with space and plumbing for washing machine and space and electric point for an upright fridge/freezer, a second timber storage shed, fitted with power, light and a concrete floor. A rear wooden gate provides access to a service pathway.

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

**WHAT3WORDS:** hopefully.encountered.supported

**TENURE:** Freehold

**SERVICES & UTILITIES:** Standard, Superfast and Ultrafast

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

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

**MOBILE COVERAGE:** Indoor and outdoor likely  
 (Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

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

**COUNCIL TAX:** Band D **EPC:** Exempt

**Agents note:** Alpine Cottage is subject to an area of flying freehold.

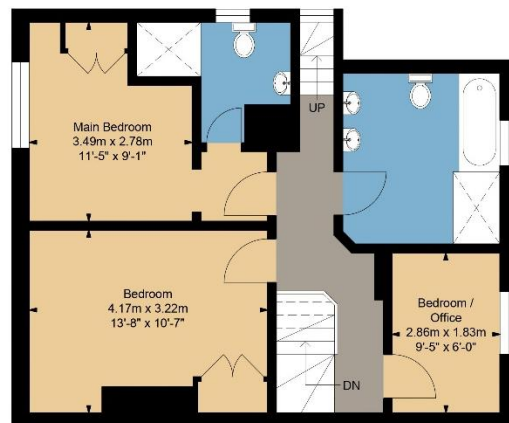


For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

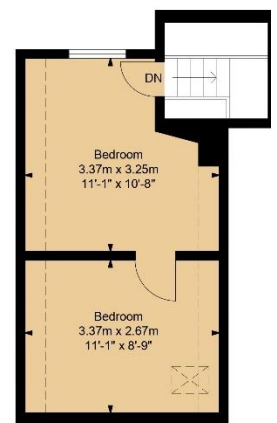
Gross Internal Area : 131.19 sq.m ( 1412.11 sq.ft)



Ground Floor



First Floor



Second Floor

For Identification Purposes Only

**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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