



Appletree Cottage

Starvenden Lane, Sissinghurst, Cranbrook, Kent, TN17 2AN

Batcheller
Monkhouse

Our Corner of England

Appletree Cottage

An opportunity to acquire a three bedroom cottage which would benefit from refurbishment/updating set in a delightful semi-rural location with long countryside views on a private no through country lane. Cranbrook School catchment area.

Ground Floor

- Boot Room
- Utility Room
- Kitchen/Dining Room
- Sitting Room
- Ground Floor Bedroom with En Suite Facilities

First Floor

- Bedroom One with En Suite Facilities
- Bedroom Two with WC

Outside

- Timber Garage
- Gardens in all about 0.31 of an Acre
- Stunning countryside views



DESCRIPTION

Appletree Cottage is situated on a no through private country lane with predominantly hedge enclosed boundaries. The house would benefit from refurbishment/updating. The elevations are painted weatherboard beneath a tiled roof with gardens wrapping to two sides, framed by mature hedges, trees and shrubs. There is a parking area adjacent to the main entrance to the property. The property also has a timber flat roof extension. There is scope for further enhancement subject to the usual consents.

The accommodation is currently arranged as follows:

- **Entrance** to the side with a stable door leading into a **boot room** with adjacent **utility room** with a stainless sink and space for washing machine.
- The **kitchen/dining room** is fitted with a range of wall and base units.
- **L-shaped sitting room** with wood burner and door leading through to a ground floor cloakroom and stairs rising to the first floor.
- **Ground floor bedroom** with **en suite facilities**
- On the first floor there are **two further bedrooms**, one with **en suite facilities** and one with a **WC**.

OUTSIDE

Timber garage with second entrance to the property. The gardens and grounds measure in total 0.31 of an acre.

AMENITIES

Local: Situated on the outskirts of the popular village of Sissinghurst with a village shop/post office, church, The Milk House pub and Sissinghurst Castle.

Towns: For more comprehensive amenities and shops Cranbrook (3.1 miles) and Tenterden (8.7 miles)..

Transport: Headcorn (6.2 miles). Ashford International Station (18.6 miles) with fast links to London.

Schools: Cranbrook School. Sissinghurst (VA) CofE Primary School. Independent schools in the area include Benenden School and Dulwich Preparatory in Cranbrook, Marlborough House and Saint Ronan's in Hawkhurst, Bethany School in Goundhurst.

Leisure: Nearby facilities include tennis, numerous golf clubs, leisure centres at Cranbrook and Tenterden, sailing and walking at Bewl Water and Bedgebury Pinetum.





DIRECTIONS

From Cranbrook Common on the A229 head north passing Spongs Lane on the left hand side; continue for approximately 230 yards and take the next left into Starvenden Lane. The property will be found on the right hand side after about 0.28 of a mile.

What3Words: ///hidden.vegans.proposals

Additional Information

Local Authority: Tunbridge Wells 01892 526121 www.tunbridgewells.gov.uk

Services (not checked or tested): Mains water and electricity. LPG gas central heating. Private drainage.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number K954820

EPC: EPC rating F

Council Tax Band: F



OFFERS IN EXCESS OF £450,000

Viewings

For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

Starvenden Lane, Sissinghurst, Cranbrook, TN17 2AN

Approximate Area = 1540 sq ft / 143 sq m

Limited Use Area(s) = 32 sq ft / 2.9 sq m

Total = 1572 sq ft / 145.9 sq m

For identification only - Not to scale

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

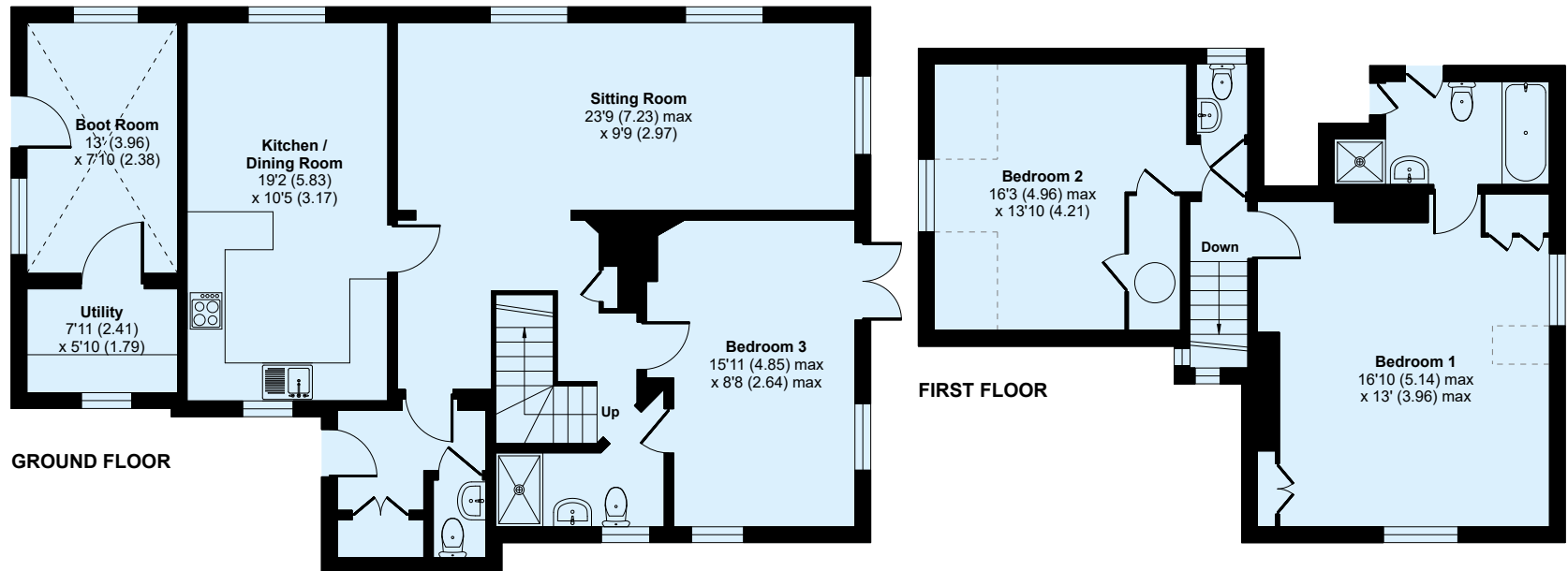
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Batcheller Monkhouse. REF: 1138096

