



SISSINGHURST

KENT

JACKSON-STOPS 

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FIRCROFT,  
SISSINGHURST ROAD, SISSINGHURST, KENT, TN17 2JA

Offers in excess of £750,000

## A WELL PRESENTED DETACHED FAMILY HOUSE SITUATED IN A CENTRAL POSITION OF THIS POPULAR VILLAGE WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA



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### DESCRIPTION

Fircroft is a beautiful example of a detached 1920s double fronted property, providing well balanced family accommodation. The property is centrally located in the village of Sissinghurst within walking distance of all amenities.

Fircroft is coming to the market for the first time in almost half a century, and is now time for another family to take up residency in this truly delightful home. The property has been well maintained, but could provide opportunities for extension subject to any necessary planning consent(s).

The accommodation is set over two floors and comprises a kitchen open plan to the dining room, sitting room, family room, downstairs shower room, four bedrooms and family bathroom. Many of the rooms have double aspect windows, allowing the property to be flooded with natural light, making it a fabulously bright and airy home.

Outside, the gardens wrap around three sides of the house and are a real delight; expertly planted with mature shrubs, perennials and hedging, separate vegetable patch, fruit bearing trees and areas of lawn. Fircroft faces south so enjoys sun throughout the day in most areas of the gardens. A gardener's joy. The gardens amount to circa 1/3 acre in all.

The property is complimented with a double garage approached over a gravel driveway.

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### DIRECTIONS

From our offices in Cranbrook proceed up Waterloo Road towards the Wilsley Pound roundabout. Take the 3rd exit towards Sissinghurst on the A262. Continue for approximately 0.5 miles, Fircroft is located on the left adjacent to the cricket ground.



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## FEATURES

- Kitchen fitted with a range of base and wall units, space for cooker and fridge/freezer, tiled floor
- Open plan to the dining room with views over the garden
- Sitting room with views to the front and side aspects
- Family snug, currently used as a sewing room
- Downstairs shower room with WC, basin and space for washing machine
- Three double bedrooms, one with built in storage, two with fabulous views overlooking the adjacent cricket ground
- Large single bedroom currently used as a home office
- Family bathroom with shower over the bath, pedestal basin and WC
- South facing gardens to front – 0.3 acres in all
- Gravel driveway arriving to the rear of the property, off road parking for a number of cars
- Double garage of brick construction, two manual up and over doors, power and light, side access via a double glazed door



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## PROPERTY INFORMATION

- Agent's Note – Fircroft has a right of way over the main gravel driveway that leads to the two properties at the rear. The cost of maintenance is borne by the other properties.
- Services: Gas fired central heating. Mains gas, electric, water and drainage.
- Local Authority: Tunbridge Wells Borough Council.
- Council Tax band (2021/22): F
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.



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## SITUATION

Fircroft is located in a sought after position in the heart of the village of Sissinghurst. The village offers a number of local shops and services including a village shop with Post Office, The Milk House gastro-pub, cricket ground, tennis club and primary school. Nearby Cranbrook is a short drive away and offers a good range of local shops, public houses and amenities including primary, secondary and grammar schools, The Weald Sports Centre, Co-Op supermarket and the towns noted landmark, The Union Windmill.

A host of leisure and tourist attractions nearby include Sissinghurst and Bodiam Castles (both National Trust) and the Kent and Sussex steam railway at Tenterden. Hemsted Forest offers opportunities for rambling and riding and Bedgebury Forest offers various family recreational facilities and seasonal cultural events.

Set in the highly regarded Cranbrook School catchment area, further schools nearby include Sissinghurst C of E Primary School which is within walking distance, The Weald Academy at Cranbrook, Homewood School in Tenterden, Dulwich Preparatory at Cranbrook and additional grammar schools can be found in Maidstone, Tonbridge and Tunbridge Wells.

Staplehurst Station provides frequent commuter services to London Bridge, Cannon Street and Charing Cross with journey times from under an hour. The A21 and the M20 give access to the M25 to Heathrow and Gatwick Airports, Ashford International, coastal ports and the City.

Cranbrook 2 miles  
Staplehurst Station 4.5 miles  
A21 7.5 miles  
Tenterden 7.5 miles  
M20 12.5 miles  
Tunbridge Wells 15 miles  
(All distances are approximate)



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## VIEWINGS

Strictly by appointment through Jackson-Stops.  
01580 720000.

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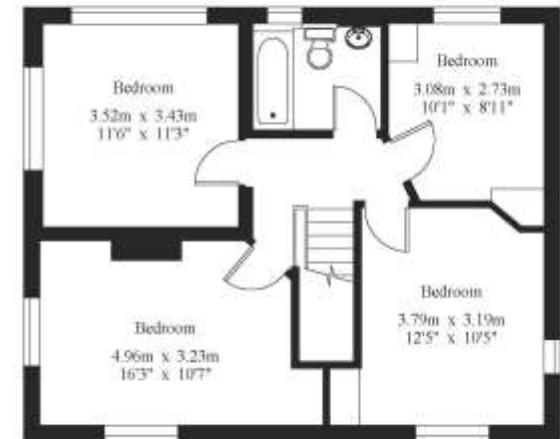
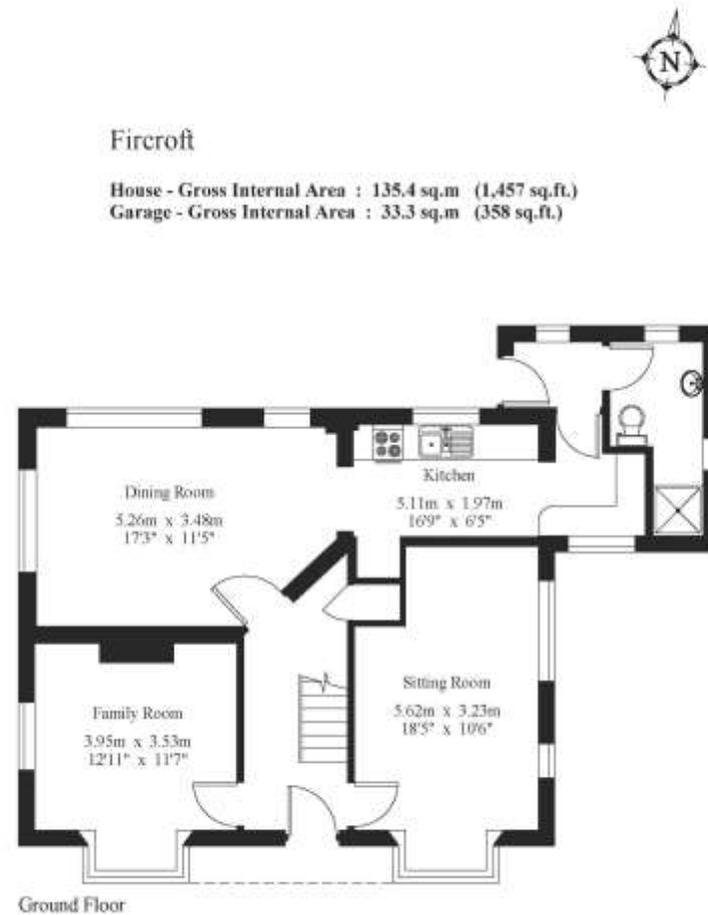
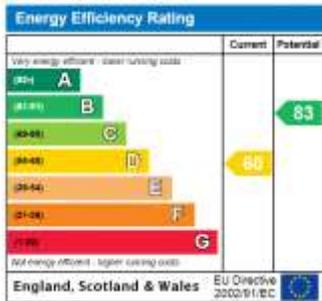
### Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.



## IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



First Floor



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