



SISSINGHURST
KENT

JACKSON-STOPS 

HAZLEHURST COTTAGE

THE STREET, SISSINGHURST, CRANBROOK, KENT, TN17 2JJ

A MOST ATTRACTIVE GRADE II LISTED COTTAGE OFFERING LIGHT, FLEXIBLE ACCOMMODATION, A PRETTY REAR GARDEN, DOUBLE GARAGE AND GARDEN ROOM, LOCATED IN THE HEART OF THE VILLAGE, CLOSE TO ALL AMENITIES AND WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA



DESCRIPTION

Hazlehurst Cottage is a delightful, beautifully presented period cottage in the heart of the village of Sissinghurst. Half of the property was formerly the village Butcher's and still retains the front door and countertop where the meat would have been displayed in the bay window. There are some charming character features to the cottage, including beams, original panelling and a tiled portrait of a cow which itself is listed.

The entrance hallway and staircase offer a coat cupboard and further storage under the stairs. The family room is on the right and leads into the sitting room, kitchen/breakfast, dining room and back to the front and into the old butcher's shop which is currently used as a guest suite with bedroom and shower room. With its second front door, this suite was previously rented out as an Airbnb for additional income but could also be used for multi-generational living. Completing the ground floor is a cloakroom and utility room.

Upstairs there are a further three bedrooms and one bathroom cleverly configured as a principal with hidden door to the bathroom and another door to the landing enabling access to the bathroom from the other bedrooms. One of the four bedrooms is currently being used as a dressing room. The landing is used as an office with a fitted desk, drawers and shelving.

The front garden was recently landscaped and a brick-built driveway enables parking for two cars, along with a double garage accessed alongside the house to the right.

Outside the south facing garden is absolutely beautiful, enhanced with a micro-irrigation system, keeping the garden flourishing and ensuring an abundance of colourful blooms throughout the season. The current owners have also added an attractive garden room, providing the perfect place to relax and enjoy this delightful outdoor space.

FEATURES

- Hallway with double coat cupboard and understairs storage
- Family room with fireplace and wood burner, bespoke shelving and storage either side, bay window with plantation



shutters and some of the original panelling around the bay

- Sitting room with double aspect providing lots of light, a large inglenook fireplace with wood burner and bricked in bread oven, a bressummer mantle beam and brick plinth
- Kitchen with generous sized breakfast bar and seating, integrated full height fridge, a separate integrated large freezer, built-in utility and pantry cupboard, integrated Neff dishwasher, eye level Neff single electric oven with slide and hide door, AEG induction hob, ceramic Belfast sink, boiling water tap, marble countertops, lots of drawers providing storage, pitched ceiling with a Velux rooflight, stable door to the garden
- Utility room with space for washing machine and dryer, large storage cupboard with shelving and drawers
- Cloakroom with WC, basin and cupboard housing the hot water tank
- Good sized, light filled dining room with tiled flooring, beams, stable door to the driveway
- Formerly the village butcher's shop, this room has been thoughtfully converted into a guest suite while retaining its unique heritage. An original decorative tiled portrait of a cow, which forms part of the property's listing, provides a fascinating reminder of its past. With its own original front door still in place, this flexible space has previously been used successfully as an Airbnb and would also make an ideal annexe, home office or studio. The double-aspect room enjoys excellent natural light, complemented by a bay



window with shutters, and served by an en suite comprising a shower, WC, wash hand basin and useful shelving.

- Principal bedroom with vaulted ceiling and beams, and a wall of wardrobes, with the middle doors leading into the bathroom
- Good sized bathroom with generous sized bath, separate walk-in shower with rainfall shower head and thermostatic controls for precise water temperature to both the shower and bath, WC, contemporary double trough wash basin, medicine cabinet, heated towel rail, integrated Bluetooth speakers, seating area with storage underneath and a further eaves storage cupboard
- Dressing room with bespoke built in wardrobes and a reading nook under the window
- Double bedroom with wardrobe
- Study area with built in desk on the landing
- Large boarded and lit loft space with ladder for access
- Garden with terrace and a pretty trellis with mostly lawn and flower borders with an abundance of flowers watered through a micro-irrigation system, gate to driveway,
- Garden room built just three years ago a beautiful place to sit and enjoy the garden
- Double garage with electric doors, power and light
- Brick built toolshed which was the original outside WC
- Log store

SITUATION

Sissinghurst is in the High Weald, an area of outstanding natural beauty and 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 approximately 2.3 miles away and offers a good range of local shops, public houses and amenities including primary, secondary and grammar schools, The Weald Sports Centre, The George Inn, Co-Op supermarket and the towns noted landmark, The Union Windmill.



As well as being located in the highly regarded Cranbrook School catchment area, further nearby schools include Homewood School in Tenterden, Dulwich Cranbrook, Bethany School in Goudhurst, Sutton Valence School plus Saint Ronan's Preparatory School in Hawkhurst.

Additional secondary schools are located in Tonbridge, Tunbridge Wells and Maidstone.

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, Dover and the City.

Cranbrook – 1.7 miles
 Staplehurst – 4 miles
 Tenterden – 7.5 miles
 Tunbridge Wells – 16.8 miles
(all distances are approximate)

VIEWINGS

Strictly by appointment through Jackson-Stops.
 Tel: 01580 720000

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.

DIRECTIONS

From the Cranbrook office, head up Waterloo Road to the Wilsley Pound Roundabout and take the 3rd exit to Sissinghurst. Once you approach the village, the Cottage is on the right, with a white picket fence, just before the village shop/post office.

What3words///invisible.incursion.originate

PROPERTY INFORMATION

- Services: Mains water and drainage, gas and electricity
- Local Authority: Tunbridge Wells Borough Council
- Council Tax band: F (£3,544 for 2026/27)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

IMPORTANT NOTICE

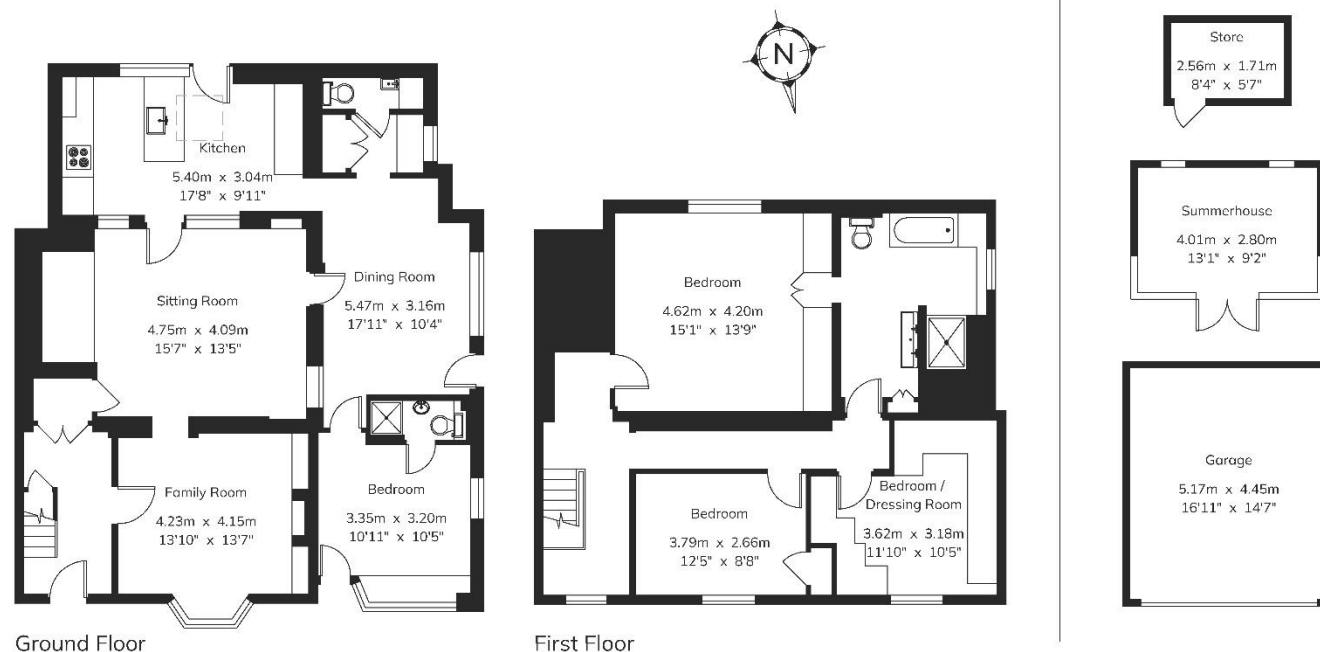
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Hazlehurst Cottage

House - Gross Internal Area : 188.6 sq.m (2030 sq.ft.)

Outbuildings - Gross Internal Area : 38.4 sq.m (413 sq.ft.)



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