



Great Swifts Manor

CRANBROOK
KENT



Great Swifts Manor

CRANBROOK • KENT

Cranbrook 1 mile, Tunbridge Wells 15 miles, London 53 miles.

An Outstanding Private Parkland Estate

4 Principal Reception Rooms, Study, Reading Room
Kitchen/Breakfast Room, Pantry, Utility Room, Flower Room, 2 Cloakrooms with WCs
Entertainment Wing comprising Snooker Hall, Gym, Sauna, Shower Room, Separate WC
10 Bedrooms, 8 Shower/Bathrooms (7 En Suite), Separate WC
Self contained Butler's Flat
Courtyard comprising 2 self contained Cottages, Garaging, Kennels and Workshop
Lodge Cottage
Pair of listed farm cottages with 7 Bedrooms, 2 Bathrooms, WC, 2 Reception Rooms and a
potential to convert to a substantial farmhouse (subject to planning)
Immaculate New Stable Block
Extensive Gardens
Parkland, Farmland and Woodland incorporating the 3 acre Lake Chad
Established Pheasant shoot
In all about 376 Acres (152 Hectares)



Contact: Atef Eldin
21/22 Vicarage Gate,
London, W8 4 AA
Telephone: +44 207 937 9070
Email: atef@croftinternational.com



Contact: Gudrun Bjarnadottir
RE/MAX Collection
9, rpt Duboys d'Angers, 06400 Cannes
Mobile: +33 670 98 1110
Email: gudrun@remax-cannes.com

*These particulars are included only as a guide and must not be relied upon as a statement of fact.
Your attention is drawn to the important notice on the last page of the text.*









INTRODUCTION

VIEWING

Strictly by appointment with the agents. If there is any point that is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

DIRECTIONS

Post code - TN17 2EU From the M25 (junction 5) head south on the A21 signposted "Sevenoaks" and "Hastings" for just over 18 miles. At the Forstal Farm roundabout take the A262 signposted to "Goudhurst" and

later signposted "Cranbrook". Continue for nearly 7 miles into the outskirts of Cranbrook. At the roundabout turn right onto the A229 signposted "Town Centre" and the drive to Great Swifts Manor is found on the left after just under $\frac{1}{3}$ of a mile.

SITUATION

Great Swifts Manor Estate is situated outside the picturesque historic market town of Cranbrook. The town is the smallest town in Kent but provides a wealth of shops, services and facilities. The house sits in the midst of over 370 acres of grounds, providing security and seclusion and enjoys far reaching views over surrounding countryside.

COMMUNICATION LINKS

Road- The M25 (Junction 5) is within 25 miles providing excellent accessibility to London and beyond. Central London can be reached in 53 miles.

- Rail- The nearest station is Staplehurst (4 miles), which has a direct South Eastern Trains service from 55 minutes to central London Charing Cross.
- Air- Gatwick Airport is 40 miles away. For private aircraft Biggin Hill is 35 miles away. Ashford (Channel Tunnel) and Dover (Ferry) are 18 and 39 miles away respectively.

SCHOOLS

There are a number of very highly regarded private and state schools within easy reach including:

- In and around Cranbrook there are highly regarded schools such as Cranbrook School (highly academic), Dulwich Preparatory School, Benenden School (girls only) and Angley School.
- Slightly further afield, but still within 10 miles is St. Ronan's and Marlborough House near Hawkhurst, Bodiam Manor, Frewen College and Bricklehurst Manor.



- In Turnbridge Wells well regarded schools include Homewood House, Beechwood and Kent College.



HISTORY

The first traceable records of the property, which at the time was known as "The Swifts", is in the early 16th century when it formed one of several estates around Cranbrook that belonged to Alexander Couthorpe of Goddards Green. The property was left to his youngest son, while his eldest son was to receive their other property "The Wards" (now Goddards).

There is little known of what became of the house at The Swifts between this time and 1664 when it is believed to have been owned by the Cooke family; a wealthy lawyer who extended the property, which as a result became known as "Great Swift." Over time the extent of the Swifts estate has alternately expanded and contracted in a way which

cannot be fully traced. Major alterations are understood to have taken place again with the Adams family who bought the property in 1784 for £4,250 from Jeremiah and Richard Curteis who had previously bought it from the Cookes. Adams spent heavily and made major changes.

Major John Austen, a widower and member of an extensive gentry family with holdings in many parts of Kent took over the estate in 1789; documents indicate that he bought not only Swifts but also the 25 acres at Wilsey Green. There survives an 1810 estate map of his property stated to be of 136 acres – he certainly seemed to have increased the estate at the same time as becoming a leading member of gentry in Cranbrook.

The date in which the next purchaser Robert

Tooth bought the estate is unclear but evidence of his residence appears in 1847. Tooth had risen to become a very successful hop merchant and brewer. The property had since become known as "Swifts Park" although during his ownership it became known as "Mr Tooth's" Park!

The estate was host to a Kent v England cricket match in 1851 and two county games in the early 1860s, when the Kent County ground was unusable. These were played on a large open area to the east of the house, known today, for obvious reasons, as "Cricket Field".

In 1871 the house was put up for auction and was bought by the Alexander family. Lieutenant - Colonel Boyd Francis had recently retired from the Rifle Brigade after a

military career including heroic deeds in India at the time of the Mutiny. He was perhaps most famous as an illustrious African explorer; credited with the discovery of lake Chad. The Colonel and his wife rapidly established themselves as active leading figures in Cranbrook where they found congenial company with artists including Thomas Webster who was a frequent visitor at Swifts. In the late years of the century, Old Wilsley which Alexander acquired as part of the Swifts Estate was rented out to other artists. Considerable further alterations were believed to be made by the Alexander's but there is little specific evidence. The next owner of the estate was MP Victor Cazalet, a very well connected gentleman and perhaps the best known



public figure to have possessed Swifts. Soon after purchasing the house in 1936 he had largely demolished and rebuilt it employing an American architect whose work at Swifts won great critical approval. The current house was built in 1938, a time when very few new houses were built on account of economic decline between the wars. The house replaced a much older house, which was considered at the time to be poorly planned and with little architectural interest. Cazalet revelled in farming including rearing Sussex heifers and sheep. He entertained many influential and high profile guests at Swifts; one of the most famous was the young Elizabeth Taylor, his Goddaughter, who stayed for some years at Swifts and Little Swallows. It is believed that Cazalet

was an old friend of Taylor's father. It appears that after the tragic death of Cazalet, Swifts was rented out for a time but the next owner was Queen Marie of Yugoslavia, whose family became whole heartedly involved in the running of the estate and farm. The following owners included Lady Stacey and the Head family, before the present owners bought Great Swifts Manor in 1995. Since then a programme of complete restoration and renovation has resulted in the property achieving its current splendour. Major projects have included building the new wing, rebuilding the stables and the redesigning of the gardens, all of which have been executed with care and sympathy for the original building and its immediate environment.



Yugoslavian Royal Family







DESCRIPTION

Great Swifts Manor is an outstanding country house built of red brick under a tile roof. The style of the building is a pleasant adaptation of Georgian vernacular, with a hipped roof, mouldered cornice and well defined chimney stacks. The flattened pitch of the roof and pediments, the French windows and the twin bows on the west end are both characteristics of the late Georgian style. Most of the rooms face south or west, taking full advantage of the views and sun.

The house has been renovated to an exceptionally high standard, making it comfortable for modern living and ideal for entertaining. The wonderfully proportioned formal and informal rooms include elegant fireplaces, ornate plasterwork and cornicing, and impressive ceiling heights. The property has been fitted with many modern facilities and high tech equipment including lighting controls, integrated audio system, under-floor heating in the newly built wing and a number of plasma points. The heating system has been designed to ensure warmth throughout the house even in the coldest winter (25C inside when -7C outside) and the hot water designed with enough capacity for all bathrooms to be in use at the same time. All showers are pressurised.

The drive, which is approximately a third of a mile long, winds through the immaculate parkland to a wide turning and parking area to the northern side of the house, with a raised circular flower bed.

ACCOMMODATION

The front door is set within a concave elliptical wall and opens into a central entrance hall. **Cloakrooms** with built in cupboards and a separate **WC** flank this entrance vestibule. Double glass doors lead through into the impressive **Staircase Hall** where the focal point is a French marble fireplace with circular window over. To either end are pairs of arched doorways to further reception rooms. The hall features oak panelling, tiled floor, ornate cornicing and decorative radiator cabinets. To the western end is a large, impressive, double aspect **Drawing Room**. The room is lined with pine panelling, which together with the door and window cases have gadrooned borders. The door cases are pedimented and have carved friezes of ogee outline. Above the windows are carvings of birds and sprays of foliage, deeply undercut, as is the carving of the chimney pieces. Further features include two chandelier roses, picture and dado rails, wooden floorboards and ornate radiator cabinets. There is a French window that leads out onto a West facing paved terrace. Twin glazed doors with fanlights over, found on either side of the fireplace in the Hall, open into the **Morning Room**. This was originally an old Loggia but has now been enclosed and the three original open arches now have French doors. There is a tiled floor, a built in oak cabinet with book casing and cupboards and stone fireplace.

Accessed via the morning room or hall, to the eastern end of the house is a double aspect **Dining Room** that incorporates a superb bay window. The wood panelling has integrated cupboards and glazed display cabinets. Further features include working window shutters, a pair of carved wooden Ionic columns, a marble fireplace and central chandelier rose.

The adjacent room is the **Library** which is partly panelled to dado height. There is an impressive hand carved oak and pippy oak panelled bookcase cabinet with shelving and cupboards. Features of the room include ornate cornicing, a large sunken ceiling eclipse with a fret pattern surround, shuttered windows, door to garden and fireplace with carved wooden mantle with marble slips and hearth.



Dining Room



Drawing Room

The impressive open plan **Kitchen / Breakfast Room** with solid terracotta tiles with inserts and borders, has fully fitted wall and floor units, 4 door gas AGA, double bowl Belfast sink, gas hobs, island with additional Belfast sink, Bosch oven, 2 integrated American style fridges. A corridor gives access to the **Pantry** with fitted wall and floor cupboards, integrated fridge and champagne chiller. The **Utility Room / Laundry** also has fitted wall and floor cupboards, tiled floor, stainless steel

sink and plumbing for a washing and drying machine. The 'Flower Room Corridor' with hanging space for boots and coats, tile floor and door to garden leads to the **Flower Room** with solid wood wall and floor units, stainless steel sink and pretty arched window overlooking the terrace. A **Rear Hall** with tiled floor and built in heated cupboard and separate WC. There is also a back hall with staircase up to first floor accommodation. An oak panelled **Study** with tiled floor and marble fireplace and

adjacent oak panelled **Reading Room** with fireplace and ceiling rose. A passageway gives access to "The Wing", which is a recent addition to the house, adding considerably more entertaining space and modern facilities. A wide corridor, with French doors to the garden and stairs to the Butler's Flat, features low UV spot lighting, oak panelling throughout and built in cupboard. The fully fitted **Gym** has under floor heating, tiled floor, air ventilation, integrated audio system, and plasma point.

A walk-in cupboard includes integrated fridge and a washing machine. In addition there is a **Sauna, Changing Room** and a large two person **Shower Room** with marble surround. Glazed doors lead into the **Snooker Hall** an impressive triple aspect room with French windows to garden, oak panelling, plasma point, integrated surround sound and a hand carved oak and pippy oak cabinet with shelving and cupboards. There is a separate WC.



Games Room/Snooker Hall



Library





FIRST FLOOR

The impressive staircase, which pre-dates the current house, has three balustrades to a tread, (spiral and fluted), and well carved scroll brackets. Off the staircase is a guest **Cloakroom** with WC. The stairs lead up to a galleried landing, cantilevered out above the hall, that gives access to the principal bedroom suites.

Master Bedroom Suite, including:

Bedroom 1 is an impressive double aspect room with far reaching views over the gardens, parkland and beyond. It has a fireplace with tile surround and wooden mantle. A door leads through to a **Dressing Room** with inter linking door to Bedroom 2 and features fully fitted solid wood wardrobes. The spacious **En Suite Bathroom**

which is partly wood panelled with marble tiled floor has a large separate shower unit with railhead and marble surround, WC, bidet, bath and twin basins.

Bedroom 2 is a double aspect bedroom with a large marble fireplace and views over the drive, parkland and gardens.

The **Family Bathroom** with shower unit, WC and basin. **Bedroom 3** is accessed directly off the galleried landing, this pretty room includes built in wardrobes and marble fireplace. Features include cornicing and ceiling rose. The **En Suite Bathroom** has a bath, WC, bidet and shower unit. The **Cazalet Suite** (Bedroom 4) is a fantastic double aspect bedroom with built in wardrobe and a fireplace with mahogany mantelpiece and marble slips. The **En Suite Bathroom** has a shower unit, bath, WC, bidet and basin.



The **Red Suite** (Bedroom 5) has fitted wardrobes and features cornicing and a ceiling rose. The **En Suite Bathroom** includes WC, basin and bath with shower over. The actual **1st Floor Sitting Room** is formed of 2 bedrooms (Bedroom 9 and Bedroom 10) linked by glazed doors. The **Green Guest Suite** (Bedroom 6) has two built in wardrobes. The **Blue Guest Suite** (Bedroom 7) has large loose wardrobe. Both have **En suite Bathrooms** with a bath, separate shower unit, WC, bidet and basin. Further 1st floor accommodation includes **Bedroom 8**, a warm **Linen Room** and separate WC.

BUTLER'S FLAT

Stairs from the passageway in the Wing gives access to this well equipped self contained flat. A spacious galleried landing leads into the open plan **Dining Room, Kitchen** and **Sitting Room**. The fully fitted Kitchen with floor and wall kitchen cabinets includes an integrated Bosch oven, 5 ring gas hobs, Neff dishwasher and sink. The **Bedroom** includes fitted wardrobes and windows which open out onto a paved roof terrace.

The **Bathroom** has WC, basin, bath and separate shower unit.



Master Bedroom Suite

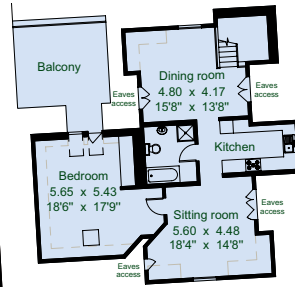
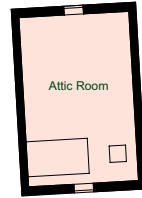


Master Bathroom

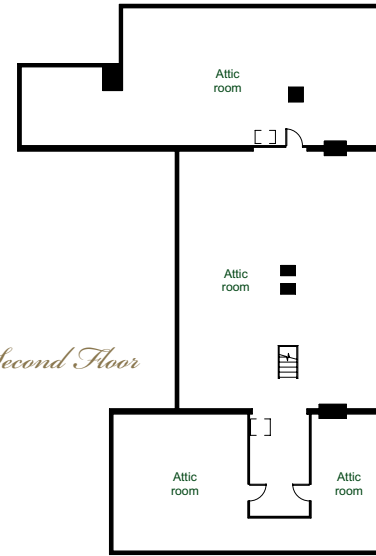


- Main House - 1308.08 sq m (14087 sq ft)
(Excluding Garages and attic space)
- Butler's Flat - 91.1 sq m (980 sq ft)
- The Barn Flat Cottage - 230.9 sq m (2485 sq ft)
- The Cottage - 115.7 sq m (1245 sq ft)

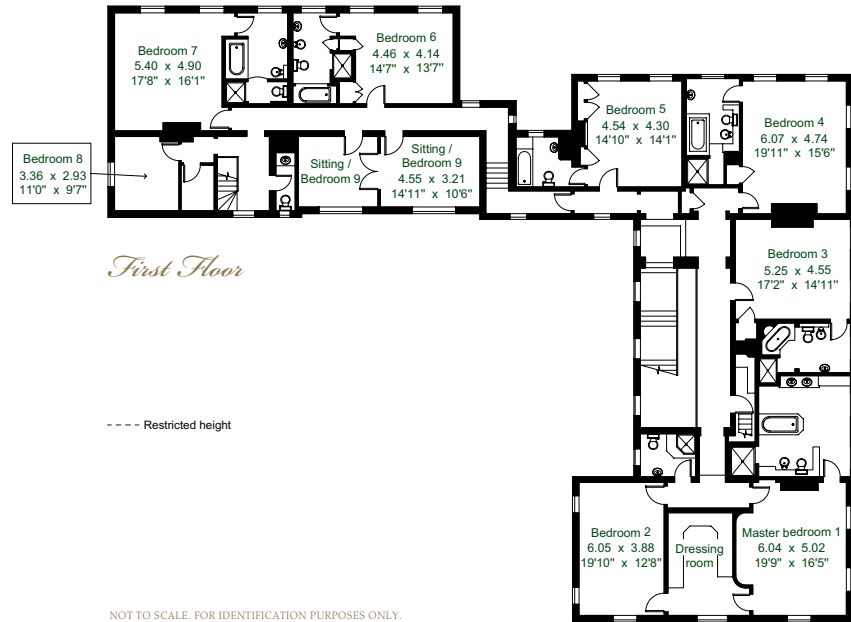
Second Floor



Second Floor



First Floor



First Floor



NOT TO SCALE. FOR IDENTIFICATION PURPOSES ONLY.

COURTYARD

Approached either from the main house, or off a separate spur from the drive is a red brick courtyard to the north/east of the house which includes the following:

Dog Rooms - a double room with under floor heating, wash area and built in cupboards. **Workshop** - with fitted cupboards and shelving.

Garaging - 2 double garages with heating and fitted oak panel-fronted cupboards, stainless steel sink and plumbing for a washing

machine. There are integral floor drains so that cars can be washed inside the garage.

The Barn Flat - a very impressive guest cottage that has been rebuilt and furnished to a similarly high standard as the house. A front door gives access to a large open plan Kitchen/Dining Room with tiled floor. The fully fitted Kitchen area includes ceramic sink, Neff dishwasher, Bosch oven and integrated fridge. An open Oak Staircase leads up to a galleried, double aspect Sitting Room with plasma point. There are three

good-sized Bedrooms with fitted wardrobes and drawers. Two Bathrooms with bath, WC, basin, separate shower unit and heated towel rail, one of the bathrooms has an integrated washing machine.

The Cottage - currently occupied by the housekeeper and chauffeur, has been renovated to a high standard so could provide guest accommodation. The front door leads into the Kitchen with fitted wall and floor kitchen cabinets, Neff oven and Bosch dishwasher. A door leads to the Utility

Room/Boot Room with sink, tiled floor, plumbing for washing machine and dryer and back door to garden. A door from the kitchen also gives access to the Dining Room with wooden floorboards and under stairs cupboard. A door from here leads into the double aspect Sitting Room with exposed beam ceiling. First floor accommodation includes Bedroom 1, which is double aspect, Bedroom 2 with built in wardrobes and the Family Bathroom includes WC, basin, bath with shower over and bidet.





GARDENS

The formal drive leads through an electric gate, past the gate lodge and between an avenue of mature trees, including chestnut, beech and oak. Either side of the drive are immaculately maintained lawns with distinctive parkland trees. Towards the house, the drive splits with one spur leading to the courtyard and outbuildings and the main drive continuing with a group of mature Camellias to the east, to a tarmac parking and turning area in front of the house with a central, raised circular flower bed and views, through mature yew trees over the adjacent parkland and ornamental pond. To the south and south east of the house (the two Classical Georgian style

facades), there is a terrace with stone flags and balustrades. Beyond this are level lawns, partly walled, with surrounding variegated shrub and herb beds. A small ornamental pond with stone retaining walls, box hedging and gravel paths, provides a focal point for the view from the principal reception rooms. At the end of the lawns are further flower beds and an ever-green canopy, providing a year round backdrop, including rhododendrons, azaleas, euonymus and a Portuguese Laurel hedge. There are also six large stone pine trees believed to be circa 150 years old. Uplighted beds and trees are automatically controlled or manual if preferred. Immediately to the east of the house is a rose garden with rose beds and box hedge surrounds, leading to the temple

garden - a large lawn with classically symmetrical flower beds, box hedging and a central stone feature. A stone sun dial with circular beds and lawns enclosed by a mature yew hedge lead through into a woodland garden beyond with specimen trees including mature acres and flowering fruit trees, wisteria and wild spring flowers. Some of the plants in the gardens were likely to have been collected by the Alexander's during their adventures.

Leading out from the kitchen and back hall is a large open stone terrace onto a raised level lawn with gravel paths and box hedging around it, formally know as the "putting green". At the centre of which is a raised bed with brick and stone retaining walls and a mature, shaped olive tree. From here there is

a semi enclosed, private lawn and screened tennis court outside the Billiard room.

The "Perennial Walk" is a grass path with flowering shrubs and tall, mature yew hedges either side leading to a former orchard with cherry, apple and a rare strawberry tree. Enclosed partly by the courtyard and garden buildings as well as a traditional brick wall with climbing wisteria and campsis, is a pretty walled garden with gravel paths and a central brick and stone circle under which is the drainage treatment and garden irrigation system. Beyond the formal gardens is a substantial area of well maintained, traditional parkland with rolling grass land, ornamental ponds and wonderfully mature parkland trees.



ADDITIONAL OUTBUILDINGS

Garage Block - this red brick 7 bay garage/ garden store includes a separate WC and a utility area with fitted cupboards, sink and plumbing for a washing machine.

Stable Block - An impressive, modern red brick stable block offers excellent equestrian facilities. There are 9 stables with rubber flooring that benefit from a ventilation system, heating and built in audio system. The Tack Room has a tiled floor and unit

with a stainless steel sink. The Kitchen/Staff Tea Room includes fitted wall and floor units, stainless steel sink and integrated fridge. From the kitchen there are doors to a spacious Office with tiled floor and an entrance lobby with external door and built in cupboard.

The Bathroom includes WC, shower unit and basin. There is also an additional separate WC.

Greenhouse and Potting Shed- includes an established grape vine, built-in shelving and an electrical supply.



The Stables

ADDITIONAL PROPERTIES

The Lodge - this two storey red brick cottage is found at the top of the drive at Waterloo Road. The front door leads into an entrance lobby with staircase to the 1st floor.

The double aspect Dining Room is open plan with the Kitchen and also gives access to the Family Bathroom with WC, basin, heated towel rail and bath with shower over.

The double aspect Sitting Room includes a fireplace. The Kitchen has fitted wall and floor units, a Bosch oven and ceramic sink.

On the 1st floor there are 2 Bedrooms, one of which benefits from built in wardrobes.

There are two outhouses that provide extended accommodation for the Lodge.

An octagonal wooden outhouse is used as a Playroom. A secondary outhouse is used as a Utility Room and has plumbing for a washing machine and dryer. There is also a separate WC and Shower Room.

Little Swallows and Moat Farm Cottage -

At the heart of Moat Farm, to the south of the park is this Grade II listed property.

Accessed via a long, tree lined private drive, Little Swallows and Moat Farm cottage were

previously a single dwelling at some stage in the past (and possibly a hall house), however more recently it was occupied as two semi detached cottages. The property is built of brick and with hung tile elevations under a tile roof in a very private position surrounded by established woodland.

Little Swallows was last occupied approximately five and a half years ago and Moat Farm cottage approximately three and a half years ago. The property is in need of restoration and refurbishment; however the most recent accommodation comprised:

Little Swallows -

On the ground floor there is a sitting room, kitchen, utility area and bathroom with two bedrooms on the first floor and two south-east facing attic bedrooms on the second floor.

Moat Farm Cottage -

On the ground floor; a sitting room with fireplaces, dining room, former kitchen and former bathroom, with four bedrooms and a separate cloakroom.





THE ESTATE

The Great Swifts Manor estate lies beyond the immediate gardens, grounds and parkland around the house and provides further amenity and the opportunity for farming, plus extensive woodland providing challenging sporting opportunities (this element of the estate certainly has the potential for further improvement by subsequent owners).

MOAT FARM BUILDINGS

To the north and east of Little Swallows and Moat Farm Cottage is a range of useful farm buildings. The location and scale of the buildings suggest that they offer the opportunity for alternative uses, subject to planning. They currently comprise:

- A steel portal frame, general purpose building, with corrugated cladding and roof currently used as an implement store
- A concrete frame Dutch barn with part corrugated asbestos cladding and roof
- A single storey stone and brick building with open bays and a lockable garage.

FARMLAND

The majority of the farmland lies to the south and east of the park and has been known variously as Moat Farm or Crane Farm, after the River Crane which winds its way through much of the land. All of the farmland is currently in grass (either permanent pasture or short term leys). The

Cricket Field and Coronation fields, are enclosed by post and rail fences and electric horse tape which provide excellent, secure horse grazing. The remainder of the farmland is let out on seasonal grazing or mowing licenses to nearby farmers. Arable crops have been grown in the past and the farm has the benefit of single payment scheme entitlements. The estate has excellent access, directly off the public roads, also internally from the main drive or Moat Farm drive as well as a network of internal tracks.

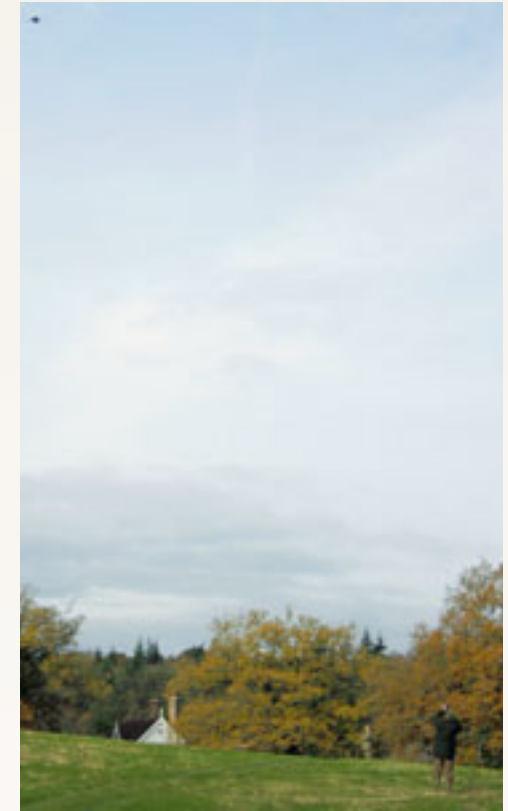
WOODLAND

There are approximately 85 acres of established woodland throughout the estate which contribute to the amenity and shooting potential. The woods are of varying ages and mixed species including native beech, oak and coppiced chestnut as well as fir and other native and semi native deciduous and coniferous trees. The woods

are host to a wide variety of wildlife and wild flowers including carpets of Bluebells in the springtime. Towards the eastern edge of the estate, to the south of Birch Wood, is a large, extremely attractive lake with a bridged island called Lake Chad. The Lake was built as a replica, in the early part of the 20th Century, to commemorate the discovery of Lake Chad in Africa by Boyd Alexander.

THE SHOOT

In years gone by there has been a well regarded shoot over the estate, which has had a resurgence in the last season. Five formal drives have been established utilising a large newly constructed release pen in Wilderness Wood, existing woodland cover nearby and an area of cover crop. The height of the established trees and undulating ground produce testing game, whilst the opportunity exists for significant improvement and the addition of further drives in the future.









GENERAL REMARKS AND STIPULATIONS

TENURE

The freehold of the property is offered for sale with full vacant possession on completion, subject to existing service occupancies and any ongoing grazing/mowing licences.

SERVICES

During their time at Great Swifts Manor, the current owners have completely renewed all of the services throughout the estate, which now include:

- Fire Alarms throughout the main house and courtyard
- New central heating systems
- Mains water supply with significantly increased pressure
- Mains electrical supply, including mood lighting in the main house
- Integral TV and audio systems
- Private drainage system including klargesters and a treatment plant to the garden irrigation system
- Pop up irrigation system for the formal gardens
- Comprehensive security system to all houses, buildings and grounds including CCTV cameras, sensors and separate alarms.

EMPLOYEES

Where appropriate, the purchaser will be responsible for complying with the statutory provisions of the TUPE regulations. There is currently an outstanding team of domestic and estate staff that work on the property.

FIXTURES AND FITTINGS

All fixtures and fittings not mentioned in the particulars such as fitted carpets, curtains,

light fittings and garden statuary are specifically excluded from the sale. Some items, including a few larger pieces of furniture, may be available by separate negotiation. Please contact the agent for more details.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered for sale subject to any public or private rights of way, and all easements and wayleaves whether mentioned or not. There are several public rights of way crossing the estate, as indicated on the sale plan.

PLANNING

The Estate is offered for sale subject to any development plans, tree preservation orders, ancient orders, public rights of way, town planning schedules or resolutions which may be in existence or may come into force. In particular much of the local area is designated as the High Weald Area of Outstanding Natural Beauty and a Nitrate Vulnerable Zone.

Little Swallows and Moat Farm Cottage are listed Grade II, of architectural or historic interest and a planning condition restricts the stables to private use.

LOCAL AUTHORITY

Tunbridge Wells Borough Council,
Town Hall,
Royal Tunbridge Wells,
Kent,
TN1 1RS
Tel: 01892 526121

Kent County Council,
County Hall,
Maidstone,
Kent,
ME14 1XQ
Tel: 08458 247247

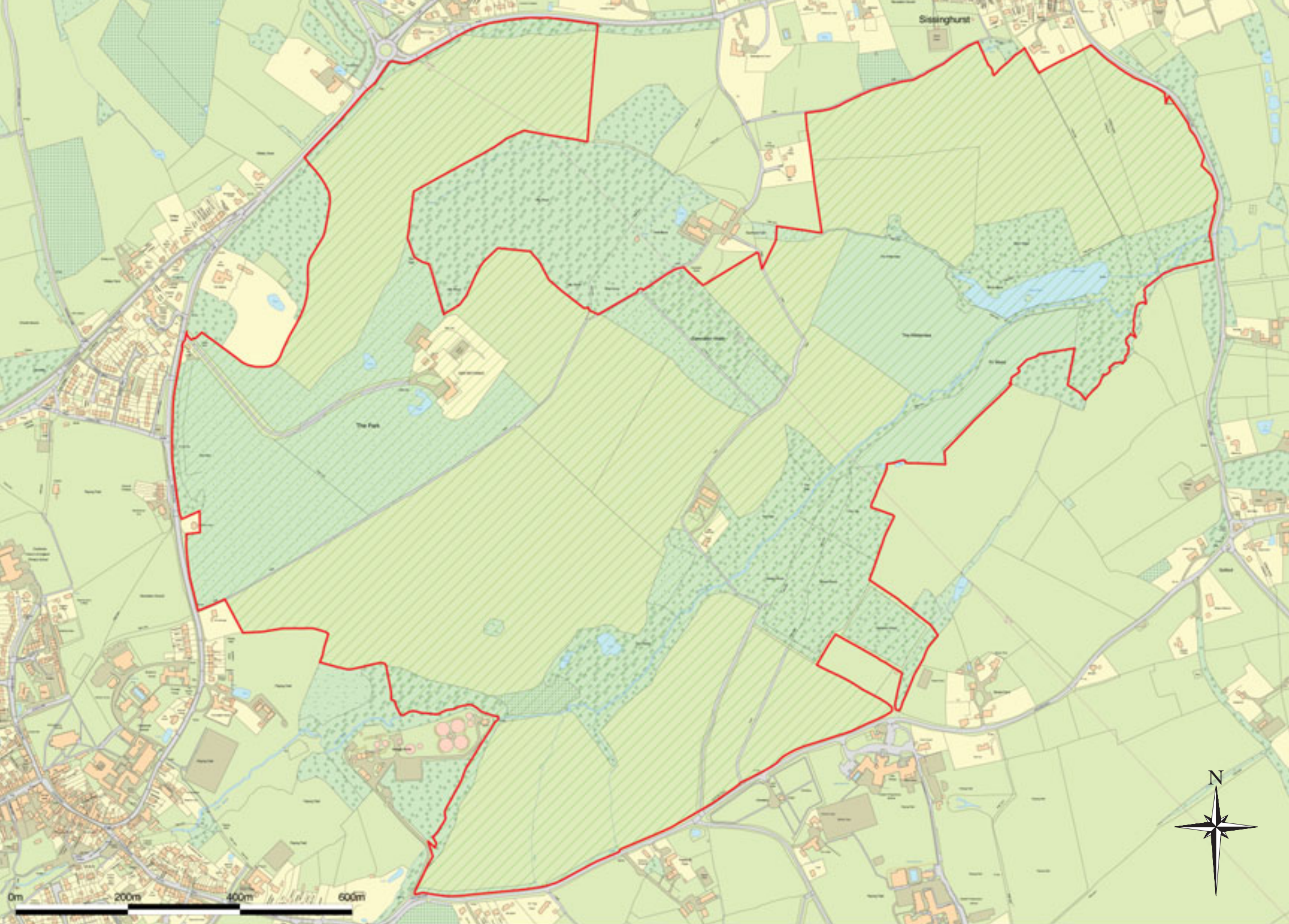
IMPORTANT NOTICE

Croft International and RE/MAX Collection, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Croft International/RE/MAX Collection have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Photographs taken in April 2008 and September 2010.





Sissinghurst

The Park

0m 200m 400m 600m



