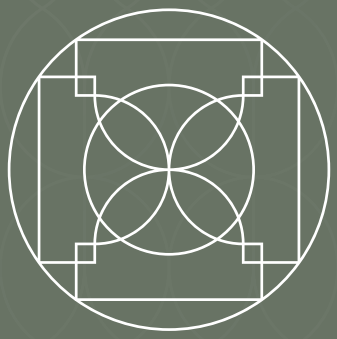


ROSE GATE

SISSINGHURST, TN17 2AG



Tucked away in the peaceful village of Sissinghurst, Rose Gate is a rare opportunity to own a beautifully crafted, detached family home in one of the most desirable rural locations in the South East.

With only three homes available, each has been thoughtfully designed to reflect the timeless character of the area while offering all the modern comforts of contemporary living. Whether you're upsizing, relocating, or searching for a slower pace of life without compromising on style or substance, Rose Gate offers a lifestyle that's as refined as it is relaxed.

Built using an innovative, eco-friendly Light Gauge Steel Frame, each home is designed for modern efficiency and lasting performance. Solar panels paired with Smart battery storage help maximise energy savings by capturing and using power more effectively throughout the day.

An exclusive selection of four & six bedroom family homes in the heart of Kent's most idyllic village.









LOCATION: SISSINGHURST

Nestled in the Weald of Kent, Sissinghurst is a quintessential English village brimming with charm and history. With top-rated schools, delightful cafes, and world-renowned attractions right on your doorstep, Rose Gate offers the perfect balance of countryside peace and modern convenience. Whether you're raising a family or seeking a slower pace of life, this sought-after location delivers timeless appeal and enduring value.



Attractions

01 Sissinghurst Castle & Gardens (A world-famous National Trust site)

02 Cranbrook Museum (Local heritage in a charming setting)

03 Bedgebury Pinetum (Family trails, cycling and adventure playgrounds)

Leisure

04 Sissinghurst Tennis Club
05 Sissinghurst Cricket Club
06 Weald Sports Centre, Cranbrook
07 Sissinghurst Bowling Green
08 Staplehurst Cricket & Tennis Club
09 Iden Green Tennis Club
10 The Weald of Kent Golf Course & Hotel
11 London Beach Country Hotel & Golf Club
12 Tenterden Leisure Centre
13 Chart Hills Golf Club

Pubs & Restaurants

14 The Milk House (A stylish pub with seasonal menus)

15 The Three Chimneys (Award-winning gastro pub)

Coffee Shops

16 The Milk House Café (Artisanal coffee & locally sourced cakes)

17 The Granary (Sissinghurst Castle Café) (National Trust favourite for scenic sips)

Supermarkets

18 TN17 Food & Wine
19 Co-op
20 Waitrose
21 Tesco Superstore
22 Local farm shops for fresh produce



COUNTRY LIVING WITH SEAMLESS CITY LINKS

At Rose Gate, you don't have to choose between rural tranquillity and urban accessibility. Perfectly positioned for commuters and explorers alike, these homes offer superb transport links that make everyday life effortless. From fast trains into London to road routes connecting you to the coast and countryside, this location is designed for freedom and flexibility, whether it's a daily commute, a weekend away, or a school run across town. Whether you're heading to the office, the coast, or a country pub, Rose Gate keeps you close to everything that matters.

Staplehurst Railway Station to:

- London Bridge: 51 min
- Charing Cross: 1hr 5 min
- Ashford International: 25 min (Eurostar connections to Europe)
- Tonbridge: 15 min
- Sevenoaks: 26 min

Headcorn Railway Station to:

- Canterbury West: 42 min
- Maidstone East: 20 min

Paddock Wood Railway Station to:

- Tunbridge Wells: 9 min

Main Roads

- Quick access to the A229 & A262
- Easy routes to Tunbridge Wells, Maidstone, Dover, and beyond
- London: M20 J5, Coastal: M20 J8

Bus Routes

- Regular services connecting Sissinghurst with Cranbrook, Staplehurst, and the surrounding villages

A LOCATION THAT PUTS LEARNING FIRST

For families, access to outstanding education is a top priority, and Sissinghurst delivers on every level. From Ofsted-rated primary schools to prestigious independent institutions, the local area offers a range of educational opportunities to suit every stage and learning style.

From early years to A-levels, Sissinghurst and its surrounds offer an outstanding foundation for young minds to thrive, making Rose Gate not just a beautiful place to live, but a smart place to invest in your family's future.

Pre-schools / Nurseries

- The Learning Tree, Sissinghurst, 0.5 miles
- Junior's Day Nursery, Cranbrook, 1.4 miles
- Woodpeckers Preschool, Cranbrook, 1.5 miles

Primary Schools

- Sissinghurst (VA) Church of England, Sissinghurst, 0.4 miles
- Cranbrook Church of England, Cranbrook, 1.0 miles
- Benenden Church of England, Benenden, 3.5 miles

Secondary Schools

- Cranbrook School (grammar, day & boarding), Cranbrook, 1.2 miles
- High Weald Academy (state secondary), Cranbrook, 1.4 miles
- Homewood School & Sixth Form Centre, Tenterden, 8.5 miles

Private / Boarding Schools

- Dulwich Cranbrook (independent day & boarding, ages 2–16), Cranbrook, 1.5 miles
- Benenden School (girls' boarding & day, ages 11–18), Benenden, 3.5 miles
- Marlborough House School (prep, day & boarding), Hawkhurst, 5.5 miles











WHERE EVERY DETAIL MATTERS

Flooring

- Luxury vinyl tiles
- Textured carpet made from 100% Pure New Wool

Bathrooms

- Designer basin mixer
- Concealed showers with overhead drencher
- Designer brassware
- Fitted towel rails
- Double vanity unit to family bathroom
- Wall hung WCs
- Full tiling to all bathrooms

Kitchens

- Quartz finish countertop
- Modern Italian kitchen design
- A range of integrated appliances: dishwasher, washing machine, 4 ovens, induction hob, fridge freezer, wine cooler, Quooker tap

Heating

- Air source heat pumps
- Underfloor heating to the ground floor
- Electric heated towel rails

Sustainable Living

- Light Gauge Steel Frame
- Solar panels with Smart batteries
- EPC: 'A' Rated

Electrical

- Double sockets with USB-C charger
- Smart home ready
- CAT 6 data cabling/TV points to all reception rooms and bedrooms
- Low voltage LED downlighters & features throughout

External

- Block paved finish driveways
- Grey porcelain slab to rear patios and paths
- Landscaped and turfed gardens
- EV smart vehicle car charger
- External socket

Finishing Touches

- Off-white walls finished in matt emulsion paint
- Primed solid core internal doors with a raised shaped panel
- Matt black designer door handles
- Aluminium windows and external doors
- Fitted joinery to all living rooms and media walls
- Built in wardrobes to the Master bedrooms

Peace of Mind

- 10-year structural warranty
- 1-year aftersales period post completion

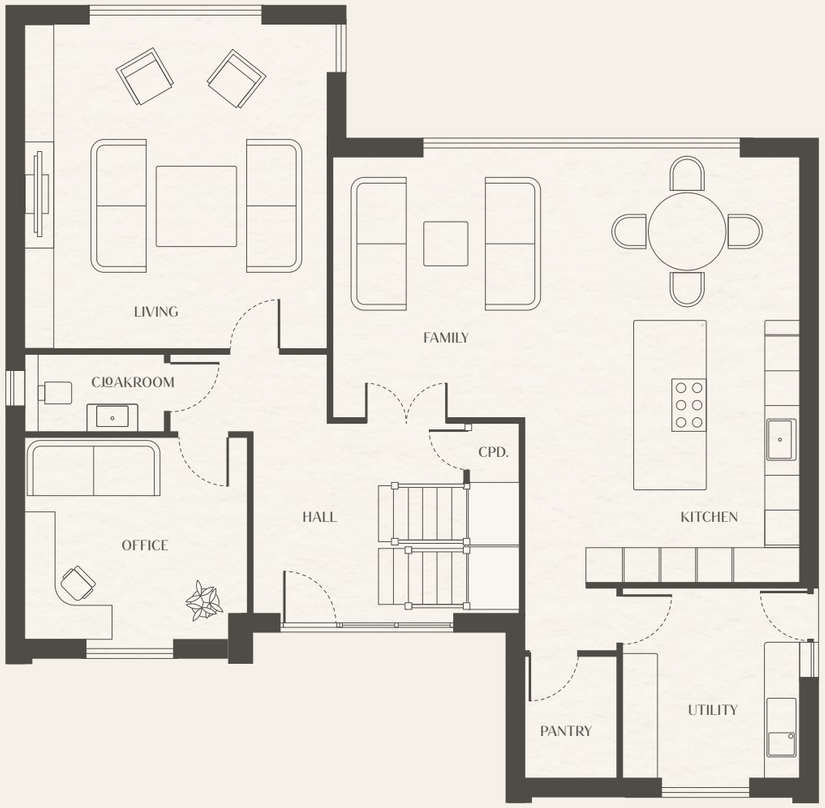
INSIDE ROSE GATE: THOUGHTFULLY DESIGNED, BEAUTIFULLY PROPORTIONED

Plot	House Name	Beds	Car Barn
Plot 1	White Rose House	4 (3 ensuite)	✓
Plot 2	Lavender House	6 (4 ensuite)	✓
Plot 3	Thornbury House	4 (3 ensuite)	✓



WHITE ROSE HOUSE - PLOT 1

GROUND FLOOR



Kitchen
4.87 × 2.93 m / 15.98 × 9.61 ft

Pantry
1.67 × 2.18 m / 5.48 × 7.15 ft

Living Room
5.33 × 5.58 m / 17.49 × 18.31 ft

Family
8.05 × 4.47 m / 26.41 × 14.67 ft

Office
4.05 × 3.64 m / 13.29 × 11.94 ft

Utility
3.10 × 3.33 m / 10.17 × 10.93 ft

FIRST FLOOR



Master Bedroom
5.33 × 4.10 m / 17.49 × 13.45 ft

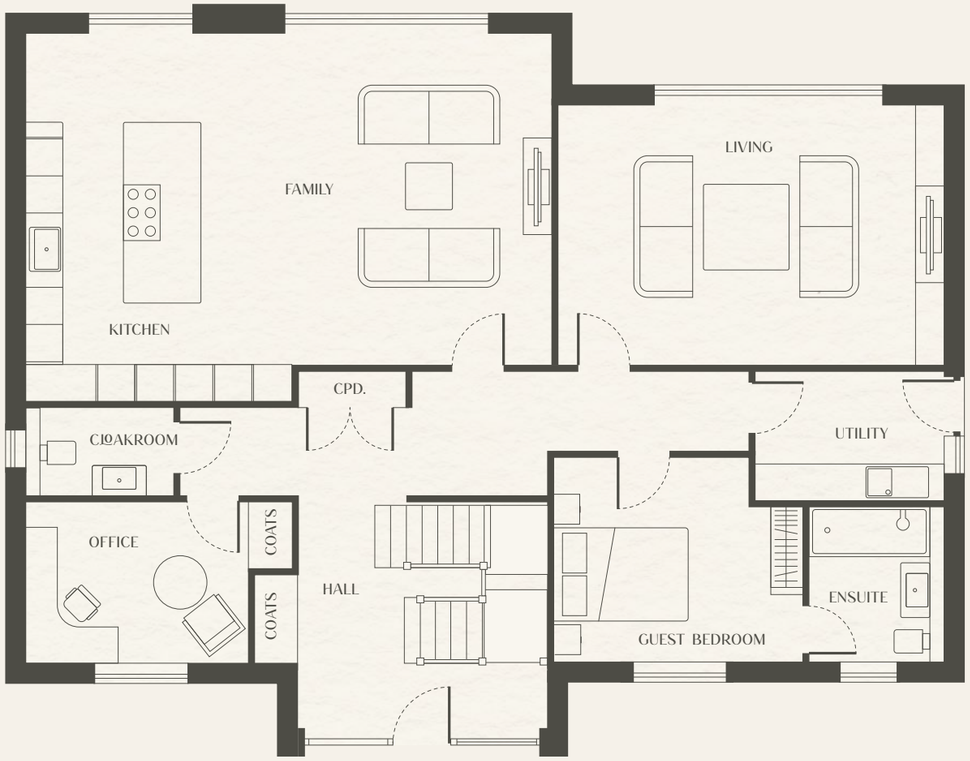
Bedroom 3
4.87 × 3.41 m / 15.98 × 11.19 ft

Bedroom 2
4.74 × 3.82 m / 15.55 × 12.53 ft

Bedroom 4
4.05 × 4.05 m / 13.29 × 13.29 ft

LAVENDER HOUSE - PLOT 2

GROUND FLOOR



Kitchen / Family
8.58 × 5.99 m / 28.15 × 19.65 ft

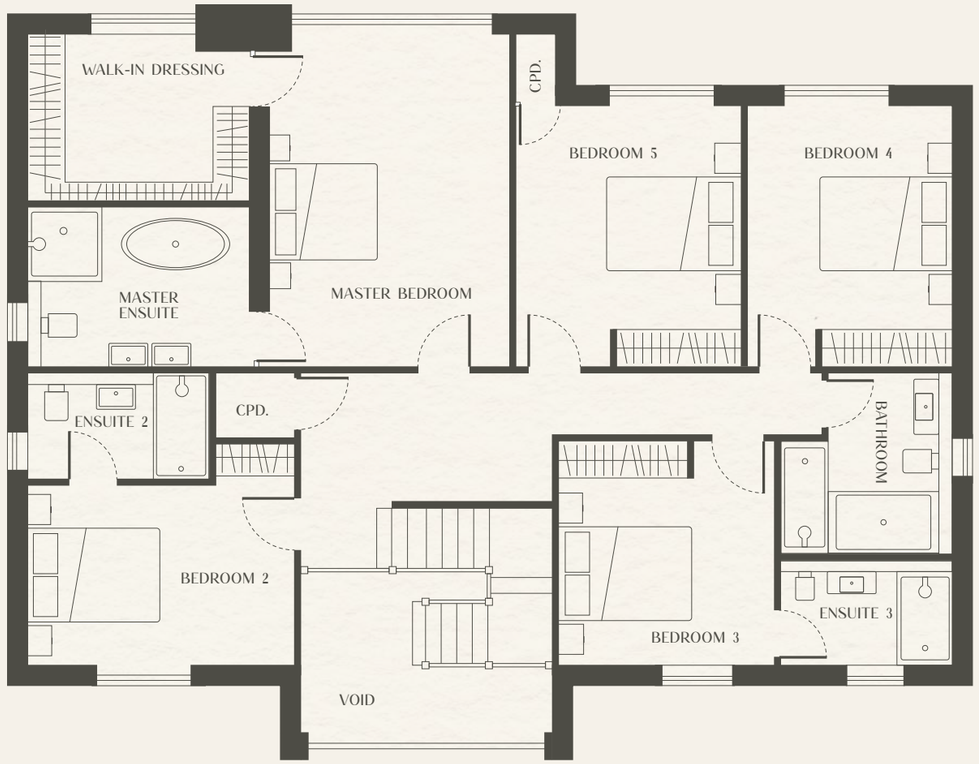
Office
3.63 × 2.77 m / 11.89 × 9.07 ft

Living Room
6.21 × 4.25 m / 20.37 × 13.94 ft

Guest Bedroom
3.98 × 3.38 m / 13.06 × 11.09 ft

Utility
3.10 × 2.18 m / 10.17 × 7.15 ft

FIRST FLOOR



Master Bedroom
3.89 × 5.38 m / 12.76 × 17.63 ft

Bedroom 2
4.33 × 2.98 m / 14.19 × 9.78 ft

Bedroom 3
3.41 × 3.68 m / 11.19 × 12.07 ft

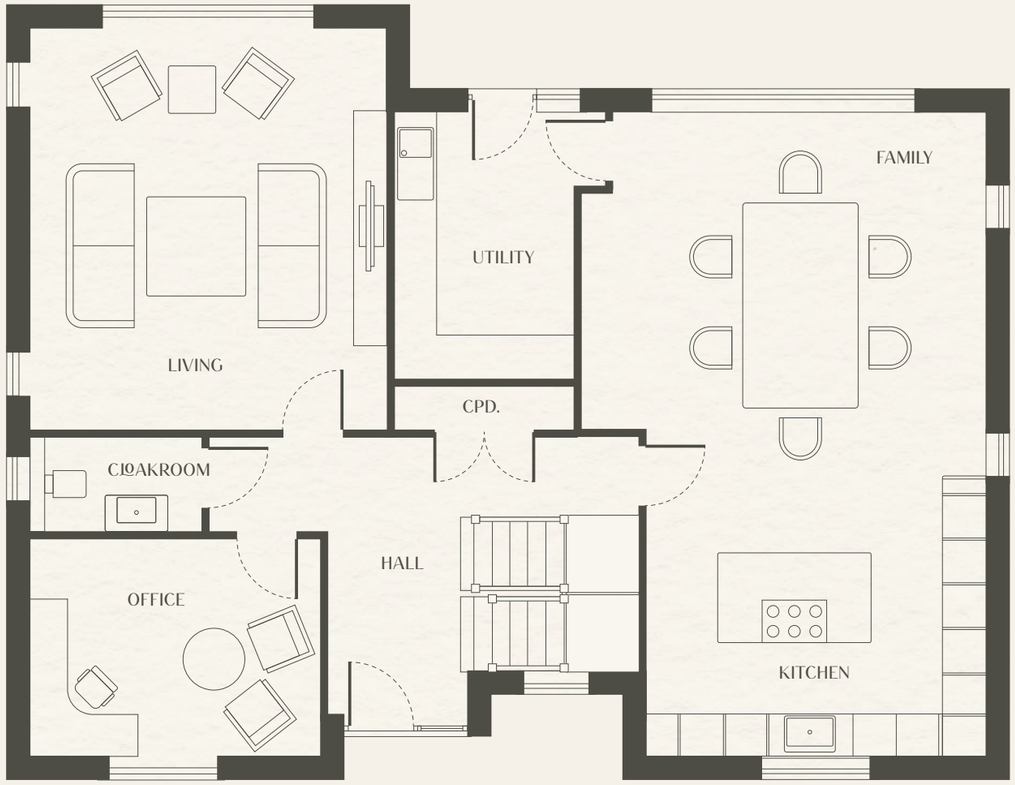
Bedroom 4
3.30 × 4.25 m / 10.83 × 13.94 ft

Bedroom 5
3.60 × 4.25 m / 11.81 × 13.94 ft


ROSEGATE
ROSEGATE

THORNBURY HOUSE - PLOT 3

GROUND FLOOR



Kitchen
4.87 × 4.64 m / 15.98 × 15.21 ft

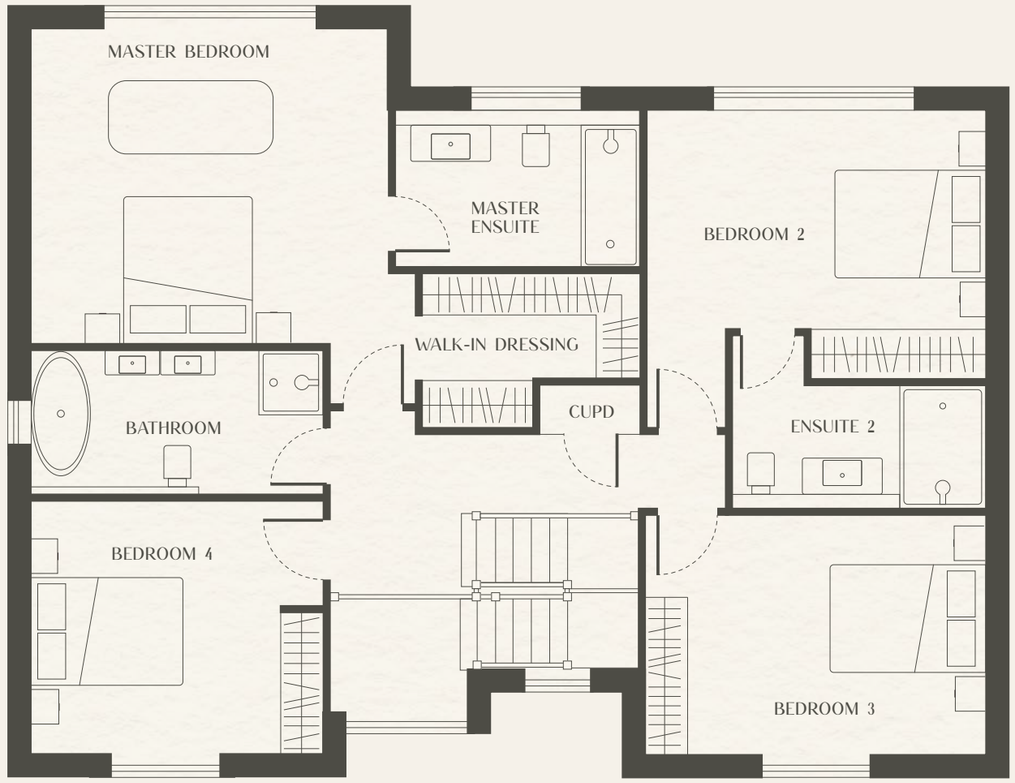
Living Room
5.10 × 5.63 m / 16.73 × 18.47 ft

Family
5.68 × 3.31 m / 18.64 × 10.84 ft

Utility
2.50 × 3.31 m / 8.20 × 10.84 ft

Office
4.20 × 3.14 m / 13.78 × 10.29 ft

FIRST FLOOR



Master Bedroom
5.10 × 4.35 m / 16.73 × 14.27 ft

Bedroom 3
4.87 × 3.40 m / 15.98 × 11.15 ft

Walk-in Dressing
3.01 × 2.21 m / 9.88 × 7.25 ft

Bedroom 4
4.20 × 3.62 m / 13.78 × 11.86 ft

Bedroom 2
4.87 × 3.80 m / 15.98 × 12.47 ft

ABOUT THE DEVELOPER

Hillstone Homes is a boutique developer with a reputation for crafting premium homes that combine character, sustainability, and quality craftsmanship. Every home is built with care, attention to detail, and a deep understanding of what modern families truly value. Their homes don't just look beautiful. They live beautifully too.

Contact Details

01622 423406

sales@hillstonehomes.co.uk

hillstonehomes.co.uk

Hillstone Homes,
Bouldrewood Farm House
Old Ham Lane, Lenham, Kent
ME17 2LT

HILLSTONE HOMES

Consumer Code for NEW HOMES
CODE MEMBER 2025



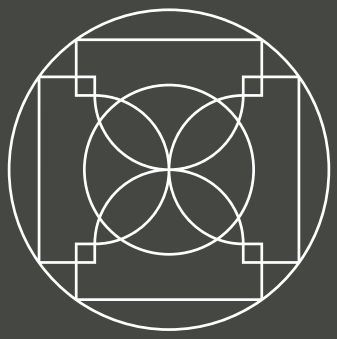






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