



2 Isemonger Oast, Rolvenden Road,
Tenterden, Kent, TN30 6UB

Warner Gray

**2 Isemonger Oast, Rolvenden Road, Tenterden,
Kent, TN30 6UB
Offers In Excess Of £575,000**

A delightful 3 Bedroom Grade II Listed attached Kentish oast conversion, full of character, set with gardens enjoying glorious rural views to include detached double garage and ample parking, situated in an enviable location within walking distance of picturesque tree lined Tenterden High Street and all wonderful amenities it has to offer.

**Charming property full of character
Sitting Room with wood burning stove
Well-proportioned rooms
Glorious rural views
Double Garage and ample parking
Walking distance to High Street**

Internally the Grade II Listed property is full of character, with exposed timbers, latch doors, full height windows, fireplace (with wood burner) and beautiful rural views from many windows. The accommodation is arranged on two floors, a brief description of which follows :

ENTRANCE HALL

16' 10" x 5' 5" (5.13m x 1.65m) With staircase to 1st floor and useful built in storage.

SITTING ROOM

15' 10" x 12' 3" (4.83m x 3.73m) Double aspect with full height windows and door to garden, enjoying superb far reaching views. Many exposed ceiling/wall timbers and exposed brick chimney with inset wood burning stove.

DINING ROOM

16' 5" x 9' 7" (5m x 2.92m) Good size with full height windows to rear and door to garden.

KITCHEN

10' 2" x 8' 5" (3.1m x 2.57m) Full of character, with tiled floor, off white shaker style base cabinets set under timber worktops with ceramic 1.5 bowl sink and generous open plan shelving above. Appliances include double oven and hob (electric), eye level microwave oven, integrated fridge and dishwasher. Open plan through to adjacent Utility area.



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UTILITY ROOM

6' 7" x 5' 2" (2.01m x 1.57m) Cabinets as per Kitchen, leaving space for appliances. Stable door to garden and W.C. off.

CLOAKROOM

5' 10" x 2' 9" (1.78m x 0.84m) W.C. and hand basin, with window to rear.

1ST FLOOR

Central Landing, leading to :

MASTER BEDROOM

17' 4" x 12' 1" (5.28m x 3.68m) Good size, with superb rural views to front and built in wardrobe storage. Door opening to external staircase (down to garden).

BEDROOM

12' 4" x 9' 9" (3.76m x 2.97m) Double room with window to rear.

BEDROOM

17' 3" x 8' 10" (5.26m x 2.69m) Double room with views to side and rear.

FAMILY BATHROOM

9' 4" x 8' 10" (2.84m x 2.69m) White traditional period style fittings which comprise bath with chrome shower mixer tap, separate shower, hand basin and W.C. Beautiful views to front.

OUTSIDE

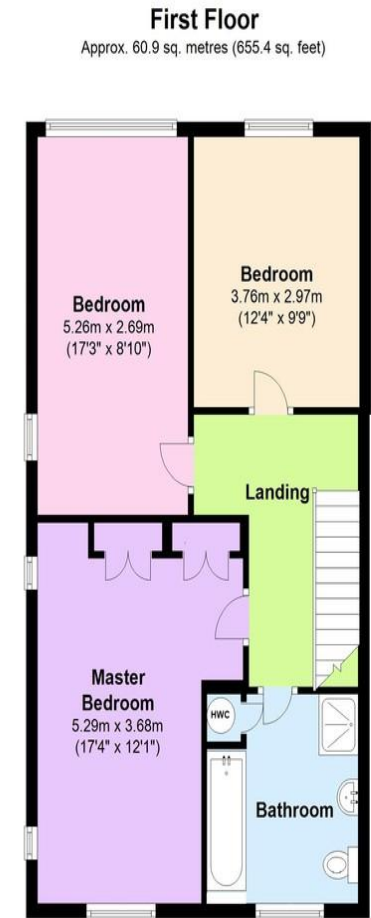
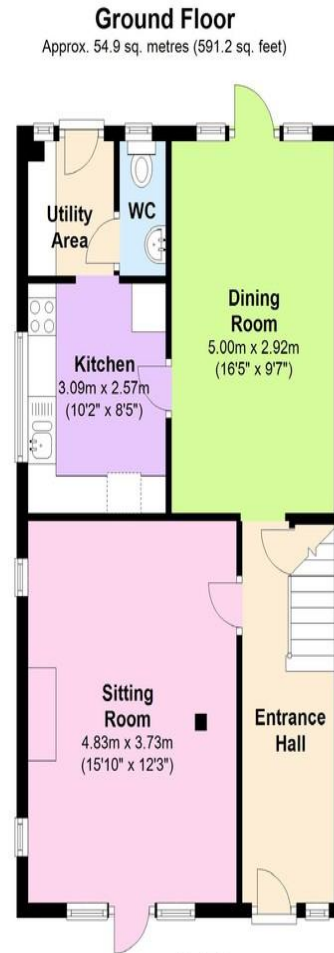
To the front is a generous gravel driveway providing access to the **Detached Double Garage** and ample space for parking and turning. Lawn is interspersed with small trees/shrubs and borders, with low hedge boundaries, all enjoying impressive rural views. A side gate leads to the charming rear garden which is laid predominantly to lawn, with a terrace area to the rear and raised patio set to the far corner. All enclosed with fence/mature hedge boundaries. (Note : there is also an external staircase which leads up to the 1st floor of the property allowing access via the Master Bedroom).

SERVICES

Mains electricity and water with private drainage. Central heating - electric storage heating.

DIRECTIONS

From Tenterden High Street proceed on A28 towards Rolvenden, passing the right turn onto Cranbrook Road, after which take the next right into a private driveway. Continue through five bar gate (which is no 1 Isemonger Oast) and continue to the far end, through a further gate to the property which is no. 2.



Total area: approx. 115.8 sq. metres (1246.6 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows or other internal features merely intended as a guide.

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