



**Woodencote , Rolvenden  
Kent TN17 4LW**

A handsome 3 bedroom period detached weather-boarded cottage in the heart of this charming Wealden village, being within the Cranbrook School Catchment Area.

**£1,750 PCM**



## Description

The accommodation for this magical cottage includes: sitting room / diner with wood burner, wc / cloakroom, neat kitchen, 3 double bedrooms and a newly fitted bathroom with separate shower. Pretty front and rear garden, garden shed (new), garage and off street parking.

Unfurnished

Pets Considered on a case by case basis.

## Location

Situation, Schooling and Amenities:

The charming village of Rolvenden provides a Village Store, Post Office and a Public House and benefits from easy access to the A28. More extensive facilities are available at Tenterden with shopping centres at Tunbridge Wells, Maidstone, Ashford and Hastings. The Kent and East Sussex Railway as the steam trains pass through the village.

There are a number of excellent and highly rated public and state schools available in the area, Cranbrook (state) and Benenden Girls School (public), Homewood (state) and Dulwich Prep (public).

Press:

A recent article in the Guardian lauds Tenterden (5 minutes away from Pump Cottage) as currently one of the most sought-after market towns in England, it being the unofficial capital of the burgeoning English Wine Industry with the Chapel Down Winery on the door step.

On the 6th April 2018, Tom Dyckhoff in the 'Let's Move To Section' enthuses in the Guardian on line, "Centuries ago, Tenterden was a port, the estuarine tentacles of the sea creeping up the squelchy Rother valley with the tides from Rye to Small Hythe. These days the town is beached in the gentle hills and high hedges of Kent's High Weald - though you never know, climate change may in time resurrect its long-dead shipbuilding industry. For now, at least, there is not a whiff of ozone in the spring air. Instead, Tenterden is all budding hop trellises and grapevines: much of the UK's booming wine industry is nearby - climate change again. It's a monied, country casuals kind of place, with a pretty townscape of verges, trees and a who's who of architectural styles, mostly ignored by coach parties thanks to its relative isolation off the beaten track - high on retirees (see below) and prep schools, low on thrills. Though I have been known to utter a yelp when the steam trains on the Kent & East Sussex Railway brake too abruptly".

Transport and Services:

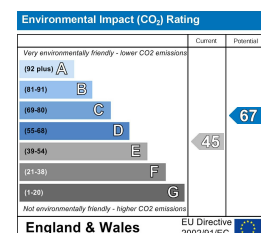
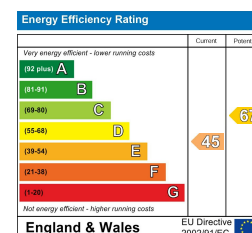
Mainline stations to London are available from Ashford – 15 miles (approx. 37 mins), Headcorn – 11 miles (approx. 60 mins) and Staplehurst – 10 miles (approx. 55 mins).

Services - Mains electricity, Mains gas, Mains water

Council Tax - Ashford Borough Council

Viewings:

All viewings are strictly by appointment only via the Agent, Weald Property



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only.

A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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The Property Ombudsman

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