



46 High Street
Rolvenden, TN17 4LN

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Offers Over £250,000

A charming, 2 bedroom, mid-terrace, Grade II Listed cottage situated in the village of Rolvenden, close to all local amenities. There is a small front garden enclosed with a picket fence and a further courtyard garden to the rear with views over open countryside.

**** Note **** The vendor has advised that there are several items of furniture which could be included in the sale.

Description

A small front garden enclosed with a picket fence with brick path and raised flower bed planted with a various of shrubs.

The front door leads into the sitting room with inglenook fireplace and wood burning stove and ample storage cupboards. The kitchen benefits from a range of wall and counter units with integrated dishwasher and window overlooking the rear courtyard. There is a ground floor shower room / utility room with further counter units. The back door leads to the rear courtyard garden.

The first floor comprises a good sized double bedroom to the front, single bedroom to the rear and newly fitted bathroom.

The rear courtyard garden is fully fenced with raised flower beds and provides a pleasant area for outdoor entertaining.

Location

The village of Rolvenden provides a Village Store, Post Office, Church and two Public Houses and benefits from easy access to Tenterden. More extensive facilities are available at Tenterden with shopping centres at Tunbridge Wells, Maidstone, Ashford and Hastings. The Kent and East Sussex Steam Railway passes nearby the village.

Transport and Services:

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

Viewings:

All viewings are strictly by appointment only via the Agent, Vale and Marsh



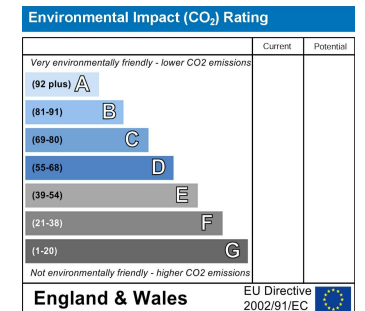
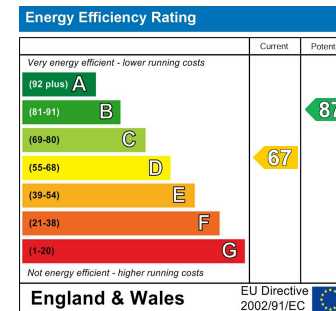
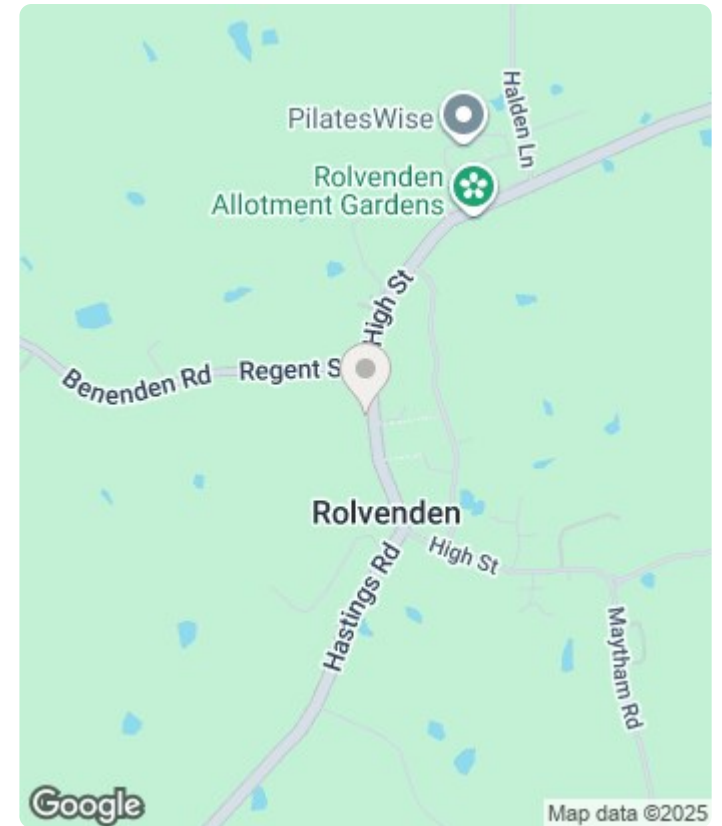
High Street

Approximate Gross Internal Area = 55.1 sq m / 594 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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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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