



East House 74 High Street, Rolvenden Kent TN17 4LW

East House is a charming, beautifully appointed, 4 bedroom Grade II Listed Georgian home with later editions, offering stylish and spacious accommodation set out over 3 floors, being located in the heart of the sought after village of Rolvenden and sits within the coveted Cranbrook School Catchment Area.

£2,250 Per Month



Description

This enchanting semi-detached cottage benefits from an abundance of period features that blend effortlessly with the minimal, imaginative interior design, thoughtfully created by the current owners with modern living in mind. They have successfully modernised the property including new wiring and plumbing throughout, creating a contemporary feel whilst skilfully retaining the character and history of the cottage.

The main living space presents a sumptuous and cosy sitting room with handsome exposed beams, panelled walls and wooden flooring. The pristine white kitchen/dining room is unquestionably the heart of this family home, with a working fireplace, minimal and modern kitchen with a stylish range of wall and base units, wooden worktops with inset sink featuring boiling water tap. There is a selection of integrated appliances, including a built in eye level oven and 5 ring gas hob with state of the art extractor fan. The handy rear lobby leads to the useful utility room providing ideal additional storage and a space for a washing machine and tumble dryer being located to the adjacent wall mounted, recently installed Vaillant Boiler. There is also well designed as the access to the downstairs cloakroom.

On the first floor the master bedroom includes further exposed beams and an immaculate, modern en-suite shower room featuring double walk in shower and tiled floor with under floor heating. There are two further bedrooms and a family bathroom, again with modern bathroom suite and tiled under flooring heating. The second floor offers a further bedroom (four) with exposed beams, a large Dorma window overlooking rear garden and includes far reaching views across the nearby Cricket pitch. The bonus here is provided by access to an additional and surprisingly large attic room, with potential for conversion into a useful home office / children's snug / TV or play room.

Externally the neat and attractive front garden is mainly laid to lawn. There is a shared driveway leading to the single garage and brick built storage and there is ample on street, free parking. The enclosed private rear garden is laid mainly to lawn, presenting a welcoming and secluded haven to be enjoyed all year round.

Location and Services

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).

Transport and Services

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

Services: Mains electricity, Mains gas, Mains water

Council Tax: Ashford Borough Council BAND: F

EPC: E

Viewings

All viewings are strictly by appointment only via the Agent

Fees

Holding Deposit (per tenancy) - One week's rent.

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantors(s)) withdraw from the tenancy, fail a Right to-Rent check, provide false or misleading information, or fail to take all reasonable steps to enter into a tenancy agreement (and / or Deed of Guarantee) within 15 calendar days of the holding deposit being received (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year)

Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year)

Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Unpaid Rent

Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual cost of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request)

£50 (Inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

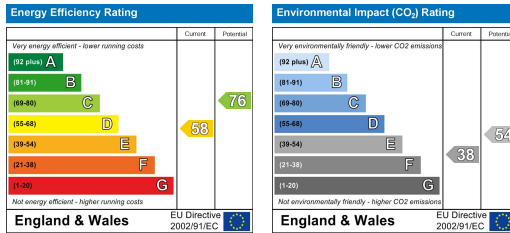
Change of Sharer (Tenant's Request)

£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request)

Should the tenant wish to terminate their contract before the end of the fixed term, they shall be liable for the landlord's cost in re-letting the property as well as all rent due under the tenancy until start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Client Money Protection is provided by Propertymark. Redress through The Property Ombudsmen Scheme.



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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