



PLEASE DO NOT PARK IN FRONT OF THESE GATES

The Old Post Office
High Street, Rolvenden, Kent

A very pretty 4-bedroom Grade II listed attached village house of approximately 2,327sq.ft set on a good-sized plot of just over ¼ acre with parking, garaging and a west facing garden.

Guide price £857,500 Freehold

Situation:

The property is situated in an Area of Outstanding Natural Beauty in the heart of Rolvenden village, which provides local amenities including a general village store and post office, two public houses, weekly farmers' market, and prominent 13th Century church.

Tenterden and Cranbrook, with their picturesque High Streets, are 3 miles and 6½ miles distant respectively and both offer a wider range of shops, restaurants, banks, supermarkets, as well as a leisure centre at Tenterden. A more comprehensive range of facilities is available in Tunbridge Wells (20 miles distant) and Ashford (15 miles distant). Rye and Camber Sands are also within easy reach, being about 11 miles and 14 miles distant. There is an excellent choice of schools in the area, and we understand the property also sits with the Cranbrook School Catchment Area.

There are regular rail services from Staplehurst, Headcorn and Ashford, providing good commuter links into London, and the high-speed line to St Pancras from Ashford International takes about 37 minutes.

Description:

The Old Post Office is an attached Grade II listed house dating from the 1700s with most attractive external elevation of weatherboard and brick beneath a tiled roof.

The house has an abundance of character and charm and provides well-proportioned accommodation of approximately 2,327sq.ft/216.3sq.m with period features throughout and good natural light.

The property is well presented throughout and provides spacious and flexible accommodation arranged over three floors and includes on the ground floor: an open plan kitchen/dining room, which extends to over 29ft and has an extensive range shaker style wall and base units with solid wood worksurfaces, range cooker, quarry tiled floor, plenty of space for a large table and windows overlooking the driveway and garden. Doors from the kitchen lead to a utility room with quarry tiled flooring, a door leading out to the side of the property, a cloakroom and a further door to a study, as well as a very good-sized sitting room with two large windows overlooking the front garden, exposed beams and an inglenook fireplace fitted with a wood burning stove. On the first floor there are three double bedrooms and a family bathroom; the main bedroom has a lovely outlook to the rear, an ensuite shower room and a large walk-in wardrobe cupboard. On the second floor there is a large storage cupboard, a further double bedroom and a shower room.

Outside, the property is approached through five bar gates over a gravel driveway with mature gardens to the front. The driveway runs along the side of the property to a large area of parking where there is a double bay car port, as well as a double garage. Beyond the driveway is the well-established garden, which is mainly laid to lawn with mature shrubs and fruit trees and a terraced area with a pergola, ideal for outdoor entertaining. The garden is fully fenced and there is log store.

Services: Mains water and electricity. Gas central heating.

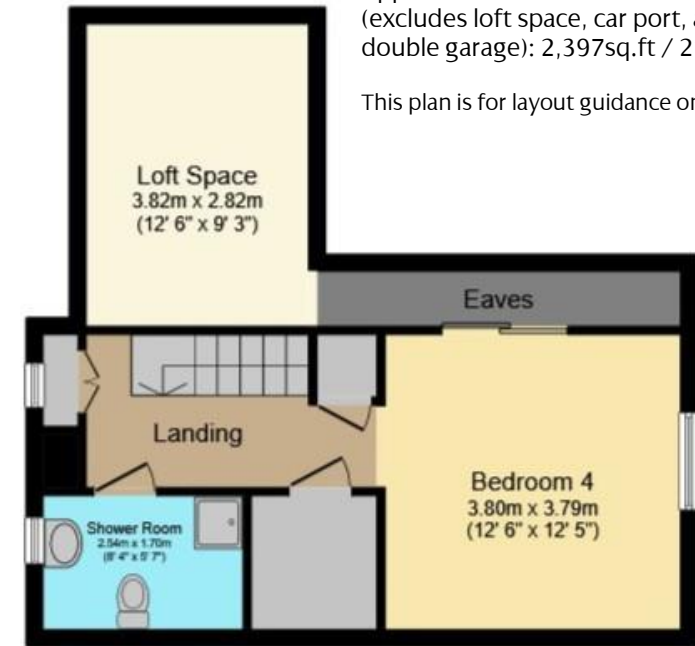
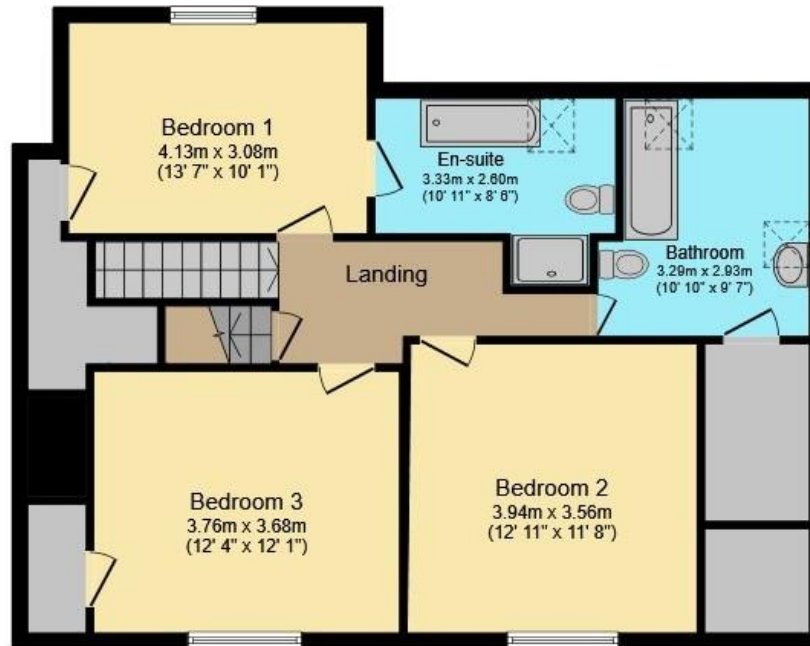
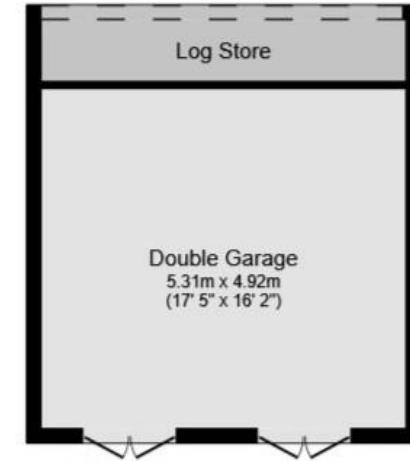
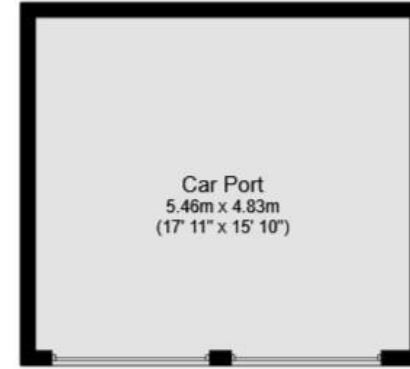
EPC rating: Exempt

Local Authority: Ashford Borough Council (01233 331111)

Council Band: G (£3,490.84 per annum)

Property address: The Old Post Office, 54 High Street, Rolvenden, Cranbrook, Kent TN17 4LN





Approximate internal floor area (excludes loft space, car port, and double garage): 2,397sq.ft / 216.3sq.m

This plan is for layout guidance only

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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