



The Little House,
51 High Street, Rolvenden, Kent TN17 4LP

**The Little House,
51 High Street, Rolvenden, Cranbrook, Kent TN17 4LP
Guide Price : £299,950**

This charming 2 double bedroom period terrace cottage with pretty garden is located in the centre of the picturesque village of Rolvenden, just a 3-mile drive from the historic town of Tenterden.

Grade II listed, this lovely property with parts dating back to circa 1750, has undergone an very sympathetic transformation by the current owner over a number of years, and is the epitome of a quintessential period cottage. It has masses of period charm and would suit a number of different buyers, even tall ones, as the ceilings are unusually high.

On the ground floor, there is a cosy sitting room with working Victorian fireplace, a spacious open plan kitchen / dining room with door onto the garden, and a good size traditional style bathroom, and to the first floor, two double bedrooms. Outside, there is a generous 50' enclosed east-facing rear patio and garden.

Located in the centre of the village means that the well-used village store / post office are close-by, as are most of the other local amenities, which is what makes this cottage's location so ideal.

In addition, this property benefits from being in the Cranbrook School Catchment Area and the High Weald Area of Outstanding Natural Beauty. Rye, Camber Sands and Romney Marshes about a 30-minute drive away.

- Charming terraced 2 double bedroom period cottage
- Beautifully presented with double-glazed windows
- Abundance of period features throughout
- Generous enclosed east-facing rear garden
- Central village location close to all the local amenities
- Towns of Tenterden & Cranbrook 3 and 6 miles distant
- High Weald Area of Outstanding Natural Beauty
- Wide choice of good local schools
- Cranbrook School Catchment Area
- Mainline stations a short drive away / Regular bus services



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SITUATION: "The Little House" is situated in the heart of the lovely village of Rolvenden, which has a general store and post office, a weekly farmers' market, a number of active clubs and societies, a church and two public houses. The towns of Tenterden (3 miles) and Cranbrook (6 miles) provide a more extensive range of shopping, health and leisure facilities. A wide selection of educational opportunities exist locally at both primary and secondary levels in the state and private sectors and this property also comes within the Cranbrook School Catchment Area (CSCA). For mainline rail services, Staplehurst, Headcorn and Ashford provide good commuter links into London with the high-speed link from Ashford to London St Pancras taking about 37 minutes. There is also a bus service to Tunbridge Wells, Ashford and Hastings.

GROUND FLOOR The accommodation comprises the following with approximate dimensions:

SITTING ROOM 10'7 x 9'3 (3.22m x 2.81m). The front door opens into a lovely sitting room where an attractive working Victorian fireplace dates this part of the cottage and provides the perfect focal point. A stripped pine floor and exposed ceiling beams add to its character, along with built in shelves and cupboards. An oak door leads you through to the dining area and kitchen.

DINING ROOM 11'7 x 9' (3.52m x 2.78m). Open to the kitchen, this wonderful space is truly the heart of this home. An exposed brick wall, terracotta tiled floor, part of which is original, and beautiful original beams reflect the fact that this is the oldest part of the cottage, dating from around 1750. A staircase with cosy nook underneath leads to the first floor while a half-glazed backdoor gives access and views to the rear patio and garden beyond.

KITCHEN 6'10 x 6'9 (2.08m x 2.06m). The fact that the kitchen is open to the dining area makes this a very sociable space. The kitchen itself has a very on-trend bespoke country feel. To one side is a woodblock worktop with one and a half bowl sink unit with double-glazed window to side patio and underneath, storage cupboards and space for a washing machine and slimline dishwasher. To the other is a dresser-style unit with room to the side for a fridge and cooker.

BATHROOM The bathroom has 2 obscure glazed windows and is in a traditional style with a panelled bath, pedestal wash hand basin and WC. A built in linen cupboard provides useful storage space and the combi boiler is also situated in this room.

FIRST FLOOR

BEDROOM 1 11'9 x 10'0 (3.57m x 3.05m). This This double bedroom has an exposed brick chimney breast with small fire recess, beams and stripped floorboards and access to a fully insulated loft space.

BEDROOM 2 9'3 x 9'0 (2.82m x 2.74m). A good size second bedroom overlooking the rear garden, with exposed beams and built in over stairs cupboard.

OUTSIDE The pretty east-facing patio and garden to the rear are a good size. An Indian sandstone patio makes for a sheltered and sunny seating / dining area, while a wooden pergola with mature wisteria leads you through to an enclosed lawned area surrounded by climbing plants. There is also a useful garden shed. NB: There is a historic gated right of way to the back of the cottage.

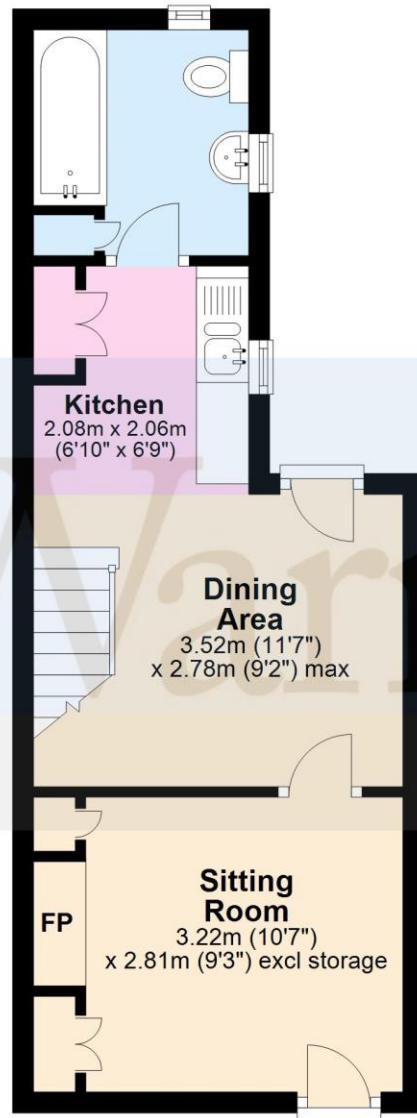
SERVICES Mains: water, gas, electricity and drainage. Local Authority: Ashford Borough Council. Council Tax Band: C. Location Finder what3words: [///spoke.shuttling.albums](https://www.what3words.com/?q=///spoke.shuttling.albums)

VIEWING by appointment through WarnerGray 01580 766044



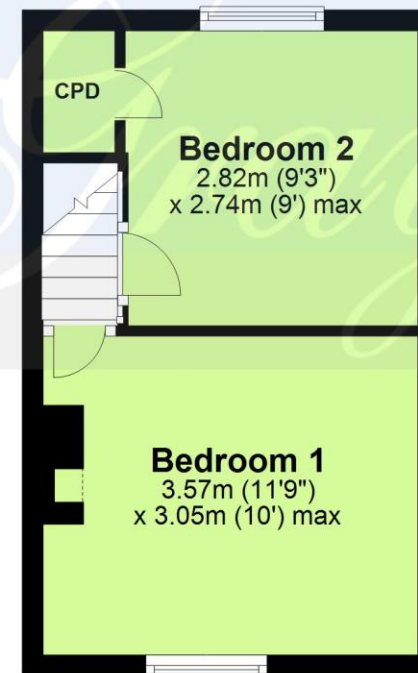
Ground Floor

Approx. 28.4 sq. metres (305.4 sq. feet)



First Floor

Approx. 21.5 sq. metres (231.8 sq. feet)



Total area: approx. 49.9 sq. metres (537.2 sq. feet)

This floorplan provides a representation of the functionality using approximate measurements and is not meant to be a precise reflection of the property, its size and detail. No responsibility is taken for any error omission or misstatement. Specifically no guarantee is given about the property size if quoted in the floorplan and outbuildings.

Plan produced using PlanUp.

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