



7 Winsor Road,
Rolvenden Layne, Cranbrook, Kent TN174NL

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Guide Price £400,000 - £425,000

Located in the heart of the tranquil hamlet of Rolvenden Layne, just a short drive from Tenterden, this lovely 2 double bedroom attached Grade II Listed property with pretty garden and useful outbuilding, offers everything you could wish for from a quintessentially charming English country cottage.

This delightful three storey, two double bedroom cottage, brimming with character, would make the most wonderful permanent or second home, holiday cottage or investment opportunity. The stylish accommodation includes a warm and welcoming sitting room with wood burner, a charming bespoke country style kitchen, a cosy breakfast room that opens onto the garden, two good size double bedrooms with built-in storage and a very generous traditional style bathroom with claw foot bath.

This property also benefits from a surprisingly long, pretty, cottage style garden, at the end of which is a purpose-built timber outbuilding. Although currently used as a hobby room, this useful additional space could be utilised in a number of different ways, including as a home office, artist studio, writing retreat or for the more active, a gym.

Viewing is highly recommended in order to appreciate this lovely period cottage and its superb location.

- Grade II Listed attached 2 double bedroom period cottage
- Set over 3 floors & brimming with character & charm throughout
- Delightful cottage garden with useful Timber Outbuilding
- Peaceful country retreat in heart of pretty, sought after rural hamlet
- Situated in the High Weald Area of Outstanding Natural Beauty
- Village of Rolvenden & towns of Tenterden & Rye a short drive away
- Mainline stations at Headcorn & Ashford (High Speed Rail Link)
- Many wonderful country walks literally on the doorstep

SITUATION: The pretty rural hamlet of Rolvenden Layne, with its renowned gastro pub, is in the High Weald Area of Outstanding Natural Beauty, surrounded by wonderful unspoilt countryside, and only 13 miles from the coast. The village of Rolvenden is 1 mile away and has a general store and post office, a weekly farmers' market, a number of active clubs, a church and two public houses. Tenterden (4 miles) and Rye (10 miles) provide extensive 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. Railway stations at Staplehurst, Headcorn and Ashford provide good commuter links into London with the high speed link from Ashford to London.

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The accommodation comprises the following with approximate dimensions: **SITTING ROOM** 12'2 x 10'2. The welcoming, deceptively spacious sitting room with its oak floor, exposed brick fireplace and wood burner exudes warmth, and is a delightful place to spend cosy evenings. A large built-in cupboard to side of the fireplace houses the boiler. Exposed beams have been cleverly used to divide and connect this lounge space from the kitchen behind.

KITCHEN 13'11 x 7'11. The country style kitchen with slate floor, butler sink, Range cooker and cream-coloured bespoke units with woodblock worktops, fits perfectly with the character of the cottage. A window to the rear gives lovely views over the pretty garden to the rear. Integrated dishwasher. Underneath the staircase to the first floor, is space for a washing machine and free-standing fridge/freezer. Door to breakfast room.

BREAKFAST / DINING ROOM 10' x 5'1. This cosy space is perfect as a breakfast area or dining room. Stable door onto patio and garden.

FIRST FLOOR Stairs from the kitchen lead up to a small landing which gives access to the main bedroom and family bathroom. A further set of stairs leads up to the second bedroom in the attic.

BEDROOM 1 13'6 x 10'2. This charming double bedroom is a very calming place to relax at the end of a long day. Exposed brick fireplace with built-in cupboards to both sides, one of which houses the hot water cylinder.

BATHROOM A most generous, traditional style bathroom comprising free standing claw foot bath; pedestal wash basin; low level WC; and heated towel rail. Room for free standing storage and furniture. Oak floor.

SECOND FLOOR ATTIC BEDROOM 12' 5 x 11'6. A surprisingly spacious bedroom, currently set up with twin beds. Built-in wardrobe. A window to the side gives lovely views over the lane in which the cottage sits. NB: Some restricted head height to this floor.

OUTSIDE A white picket fence with hinged gate takes you through to the front of the property where there is a pretty garden area. To the side of the house, a path leads you through to a beautiful, mature, southwest facing cottage garden which is enclosed by natural hedging and is completely in keeping with the character of the house. A patio at the back of the cottage makes a lovely place to sit, eat and relax.

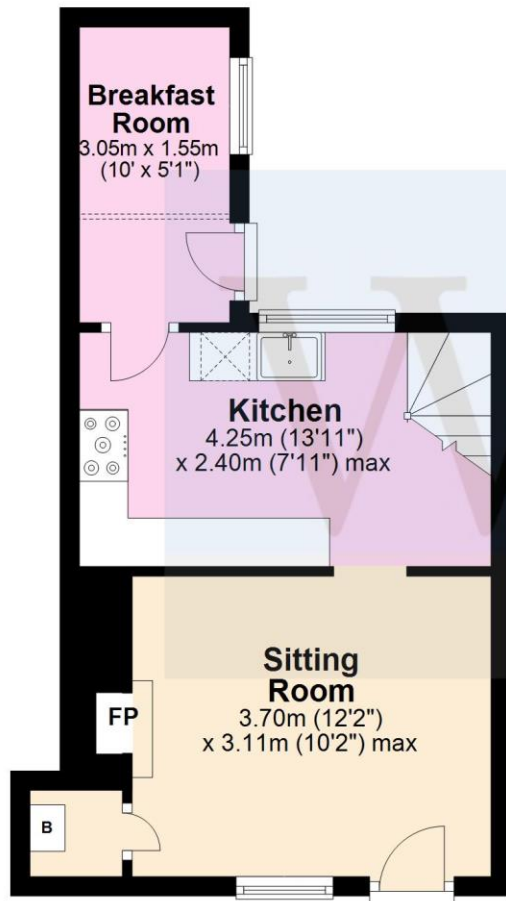
To the end of the garden is a purpose-built timber outbuilding with storage area, power and light, currently used as a hobby room. This would, however, make the perfect home office for anyone needing to work from home. To the front of the outbuildings is a further gravelled patio area and to the side, raised beds for growing fruit and vegetables.

SERVICES Mains: water (metered), electricity, gas and drainage.. Local Authority: Ashford Borough Council. Council Tax Band: C.



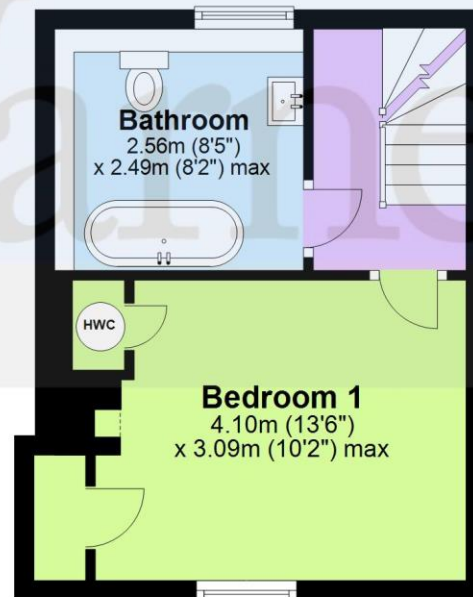
Ground Floor

Approx. 29.1 sq. metres (313.5 sq. feet)



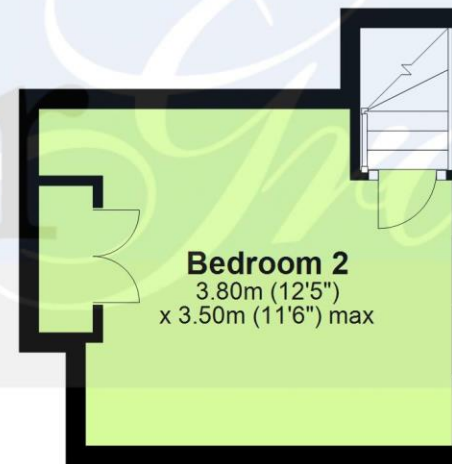
First Floor

Approx. 24.4 sq. metres (262.5 sq. feet)



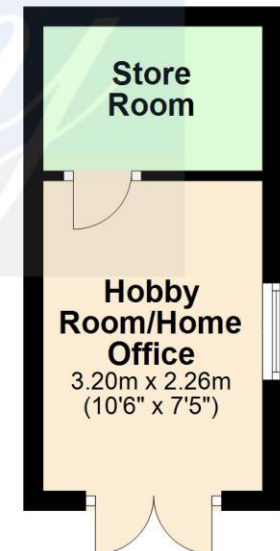
Second Floor

Approx. 15.1 sq. metres (162.3 sq. feet)



Outbuilding

Approx. 10.8 sq. metres (116.7 sq. feet)



Total area: approx. 79.4 sq. metres (854.9 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.



