



Little Timbers, 13 Rolvenden Hill,  
Rolvenden, Cranbrook, Kent TN17 4JN



**Little Timbers, 13 Rolvenden Hill,  
Rolvenden, Cranbrook, Kent TN17 4JN  
Guide Price £700,000**

Enjoying stunning country views over farmland and towards the steam train in the distance, this deceptively spacious four bedroom detached house is immaculately presented standing in beautiful, well-tended gardens with a detached garage / workshop, cedar summerhouse and terrace seating areas. The property occupies a convenient setting on the outskirts of the Wealden village of Rolvenden and within easy reach of the historic town of Tenterden and all its amenities and facilities.

**Little Timbers offers a flexible layout designed to effortlessly adapt to any lifestyle, featuring spacious reception rooms, generously sized bedrooms, and ample storage - a true essential in today's world**

**It's the perfect setting for modern living, entertaining, and family life being warm and inviting, this home offers additional benefits such as an in and out driveway with parking, a detached garage featuring a handy workshop, delightful, landscaped gardens, and stunning views overlooking sheep meadows and the famous Kent & East Sussex stream train in the distance.**

**Viewing is highly recommended to truly appreciate all it has to offer.**

- Beautiful views over garden, sheep meadows and steam train in distance.
- Light and bright accommodation ideal for modern day family life.
- Large, boarded loft and spacious eaves storage accessible from upstairs points.
- Detached garage/workshop with a front electric roller door.
- Inside fitted benches, wash basin, and boarded upper level for storage.
- Gates open to an in-and-out driveway with ample parking space.
- Cedar summerhouse suitable as a hobby room, studio or writer's retreat.
- Wonderful terrace areas, greenhouse and useful garden shed.
- Additional plot of garden featuring raised flower and vegetable beds.
- Viewing highly recommended to fully appreciate all on offer.

**SITUATION:** Little Timbers is convenient set on outskirts of the rural village of Rolvenden and also being within easy reach of Tenterden with the attractive tree-lined High Street offering a range of excellent shopping facilities including small boutique, antique shops, supermarkets and leisure centre that sit side by side with many national names. The town boasts a number of local attractions including Kent & East Sussex Railway line, Chapel Down (a local vineyard which produces a fine selection of wines), and Smallhythe Place and Ellen Terry Museum cared for by the National Trust. There is a range of excellent state / independent schools including well regarded primary, junior and secondary schools in the town. Headcorn Station offers services taking about an hour and Ashford International has the high-speed service to St Pancras (about 37 minutes).

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Front door opens into **ENTRANCE PORCH** and then to the welcoming **ENTRANCE HALL** 14'7 x 9'3, with staircase leading to the first floor and built in storage / cloaks cupboard. Doors to:

**SITTING ROOM** 18'2 x 17'11 which is a spacious double aspect room with a square bay window to the side and a rear window. The charming brick fireplace with woodburning stove provides a lovely focal point.

**DINING ROOM** 14'10 x 10'5 with access though double doors from the hall, this room provides ample space for dining table and chairs with window to the front and glazed sliding doors leading to a raised decked area with steps down, offering a lovely place to sit and enjoy the view over the garden and farmland beyond.

**STUDY** 15'7 x 7'2 this is a versatile double aspect room with windows to the front and side garden.

**KITCHEN / BREAKFAST ROOM** 14'7 x 14'9 a well-appointed kitchen featuring ample work surfaces with base cupboards, drawers, and matching wall units, all enhanced by concealed lighting. Sink unit with drainer and a mixer tap. A gas range-style cooker with an electric oven and extractor fan provides cooking facilities, and there's a built-in dishwasher and wine cooler for added convenience. Cupboard housing the central heating boiler. The kitchen is bright and inviting, with windows to the front and side offering lovely views of the garden. There's also plenty of room for a table and chairs, making it a perfect space for meals and gatherings.

**UTILITY ROOM** a good size room with useful storage cupboards and space for washing machine and fridge / freezer. Door to the garden and to an adjacent **SHOWER ROOM** comprising a shower cubicle with 'instantaneous' Triton shower, low level w.c. and wash basin.

From the hall, stairs lead to the half landing where there is access to very useful eaves storage cupboard, stairs continue to **FIRST FLOOR** which also provides good eaves storage space (accessed via two of the bedrooms). Some restricted head height on the first floor. Doors to :

**BEDROOM 1** 14'5 x 10'10. A double aspect room with built in wardrobe cupboards and access to eaves storage area. Door to **EN-SUITE BATHROOM** fitted with a modern suite comprising low level w.c. panelled bath with hand held shower attachment. Basin with mixer tap.

**BEDROOM 2** 16' x 8'9 a double bedroom with windows to the front and side. Access to eaves storage space.

**BEDROOM 3** 11'1 x 9'2. A further double room with window to the side.

**BEDROOM 4** 9'5 x 6'9. Window to the front.

**FAMILY BATHROOM** fitted with a white suite comprising low level w.c. panelled bath with shower screen and pumped shower. Wash hand basin with mixer tap. Access to eaves storage.

**OUTSIDE** At the front entrance, gates open onto the in and out driveway providing good off road parking space and leading to the **DETACHED GARAGE / WORKSHOP / STORE** 18' 1 x 12'6 (maximum dimensions on ground floor) with roller door to the front. Power and light connected with workshop area with room for tools etc. Door to the garden. Ladder access to storage space above (limited headroom) and first floor hatch for handy access from the outside. Log store to one side of the garage with space for wheelie bins etc.

The gardens have been particularly well designed and thoughtfully landscaped divided into distinctive areas, each with its own unique points of interest. To one side, wide sleeper-style steps lead down to a secluded terraced, pebbled area where there are mature shrubs and established raised flower beds also incorporating a productive vegetable garden. The neatly lawned garden have a rich variety of colourful flowering plants and shrubs and feature a productive apple tree, greenhouse and garden store. There is a wonderful seating area ideal for relaxing and entertaining and enjoying the fantastic view over the farmland, there is also ample space for alfresco dining with room for table, chairs and a barbecue. The charming **Cedar Summerhouse** 9'9 x 9'9, provides the perfect retreat for seeking shade on hot days.

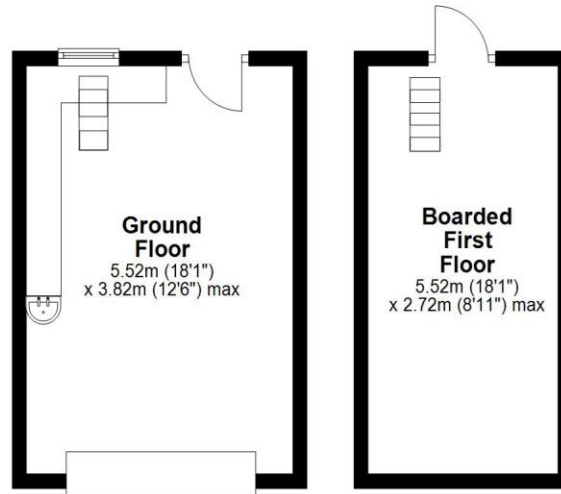
**SERVICES** Mains water, electricity, gas and drainage. EPC : C Ashford Borough Council. Viewing through WarnerGray 015807 66044





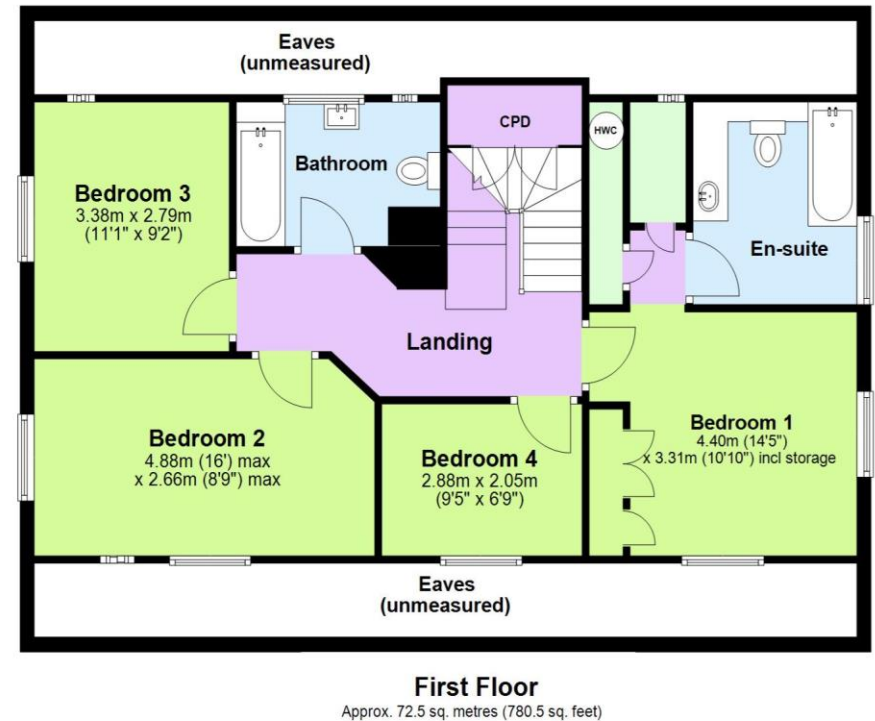
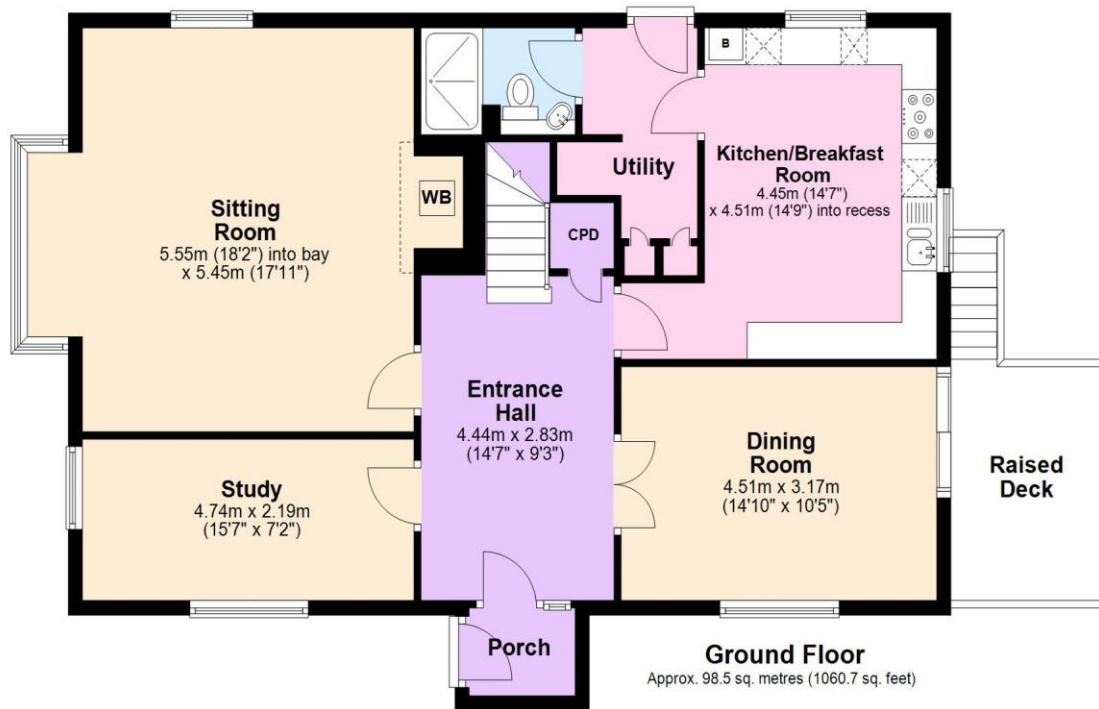
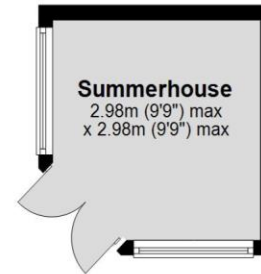
### Garage/Workshop/Store

Approx. 36.1 sq. metres (388.7 sq. feet)



### Summerhouse

Approx. 8.3 sq. metres (89.5 sq. feet)



Total area: approx. 215.5 sq. metres (2319.4 sq. feet)





