



Price
£640,000

Freehold

4x  2x  2x 

**Regent Street,
Rolvenden, Kent, TN17**

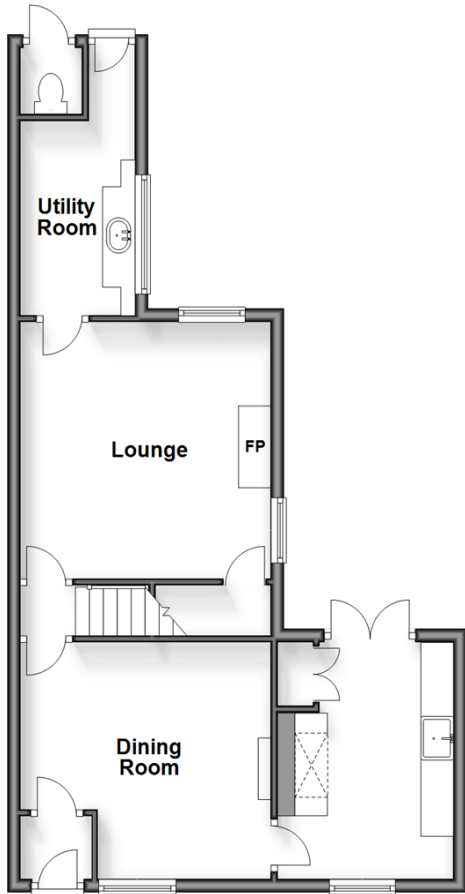
OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards

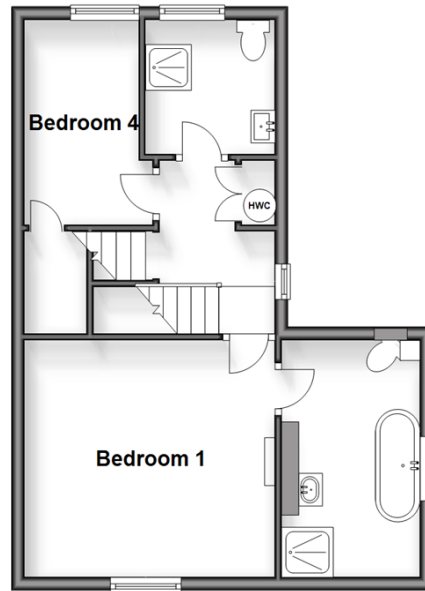
Ground Floor

Approx. 50.3 sq. metres (541.8 sq. feet)



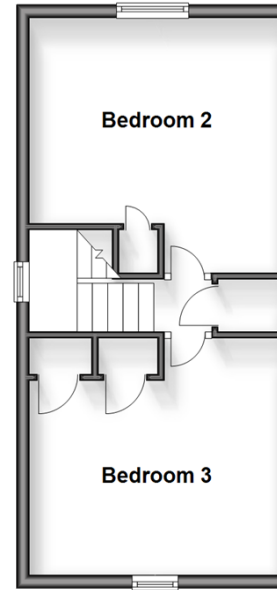
First Floor

Approx. 40.8 sq. metres (439.5 sq. feet)



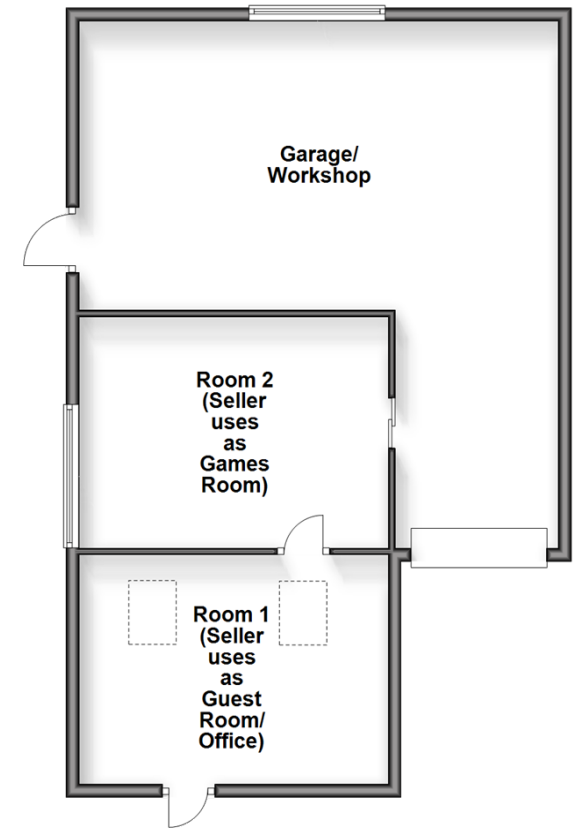
Second Floor

Approx. 32.8 sq. metres (352.9 sq. feet)



Outbuilding

Approx. 76.7 sq. metres (825.2 sq. feet)



Accommodation

GROUND FLOOR

Utility Room: 13'7 x 5'9 (4.14m x 1.75m)
Kitchen: 12'1 x 7'8 (3.69m x 2.34m)
Dining Room: 12'11 x 12'9 (3.94m x 3.89m)
Lounge: 12'11 x 12'9 (3.94m x 3.89m)
Cloakroom

FIRST FLOOR

Landing
Bedroom 1: 12'6 x 11'11 (3.81m x 3.63m)
En-Suite Bathroom: 12'6 x 7'7 (3.81m x 2.31m)
Shower Room: 6'8 x 6'8 (2.03m x 2.03m)
Bedroom 4: 10'4 x 5'6 (3.15m x 1.68m)

SECOND FLOOR

Landing
Bedroom 2: 12'6 x 12'5 (3.81m x 3.79m)
Bedroom 3: 12'7 x 11'10 (3.84m x 3.61m)

OUTBUILDING

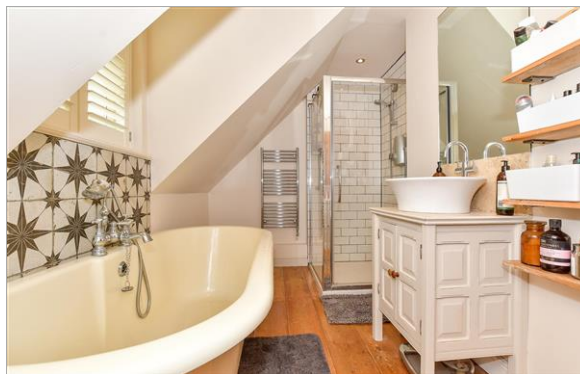
Garage/Workshop: (L-shaped) 23'11 x 14'7 (7.29m x 4.45m) plus 8'4 x 11'10 (2.54m x 3.61m)

Room 1 (Guest Room/Office): 15'11 x 11'6 (4.85m x 3.51m)

Room 2 (Games Room): 15'6 x 11'2 (4.73m x 3.41m)

OUTSIDE

Front and Rear Gardens
Driveway



Main features

- Stunning Edwardian detached 4 bedroom home
- Substantial garage/workshop with connecting games room and home office/studio
- Valid planning permission to link the house to the annexe and a rear extension
- Luxury en-suite bathroom to bedroom 1
- New roof in 2020
- Desirable village location close to amenities and views over the cricket pitch

Nearest Schools

Primary Schools: Rolvenden Primary 0.2 miles, Benenden C of E Primary 2.3 miles, Tenterden C of E Junior School 2.8 miles

Secondary Schools: Benenden School 2.8 miles,

Transport Information

Train Stations: Headcorn 7.8 miles, Appledore 8.1 miles, Pluckley 8.8 miles

Address

Regent Street, Rolvenden, Kent, TN17

Directions

For directions to this property please contact us.



Wards
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Call Tenterden Branch 01580 766002 ■ wardsof Kent.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
D(55)	B(34)

14002332/20240613/NS/AQ