

**RUSH
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Holly Lodge, Frogs Lane, Rolvenden Layne, Kent TN17 4NG
Guide Price £735,000 Freehold

Rush Witt & Wilson are pleased to offer this well-presented detached family home with good sized gardens occupying a sought after lane location in the popular rural hamlet of Rolvenden Layne.

The accommodation is arranged over two floors and comprises an entrance hallway, kitchen/breakfast room, utility room, cloakroom, dining room and living room with direct access to the garden on the ground floor. On the first floor are four bedrooms, one with en-suite shower room, and family bathroom.

'Holly Lodge' occupies a generous plot believed to measure in the region 0.27 of an acre (tbv) with delightful established gardens to the front and rear, the latter benefiting from a southerly aspect, there is also a detached double garage and extensive off road parking.

A full inspection is recommended by the Vendor's sole agents to fully appreciate the merits of this property's lovely location and gardens. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.



Entrance Hallway

Part obscure glazed entrance door to the front elevation, stairs rising to first floor with fitted storage cupboard beneath, radiator, archway through to the kitchen/breakfast room, doors leading to:

Living Room

19'1 x 11'4 (5.82m x 3.45m)
Double aspect with large picture window to the front and glazed patio doors to the rear elevation allowing access through to the garden, two radiators, inset real flame gas fire.

Dining Room

16'6 x 12'0 (5.03m x 3.66m)
Double aspect with windows to the front and side elevations, fitted display cupboards, two radiators.

Kitchen/Breakfast Room

12'4 x 10'9 max (3.76m x 3.28m max)
Fitted with a range of modern cupboard and drawer base units with matching wall mounted cupboards, complimenting work surface with tiled splashback and inset stainless steel sink drainer unit, inset four burner gas hob with stainless steel back plate and extractor canopy above, upright unit housing integrated double oven, integrated fridge/freezer, integrated disposal bins, space and plumbing for washing machine, radiator, tiled flooring, space for table and chairs, window to the rear elevation enjoying a pleasant outlook over the garden, door leading to:

Utility/Boot Room

7'7 x 5'4 (2.31m x 1.63m)
Fitted with a range of upright cupboards, tiled flooring, window to the side elevation, door allowing access through to the garden, further door leading to:

Cloakroom/WC

Fitted with a white suite comprising low level wc, floor standing vanity unit with inset wash hand basin and fitted cupboard beneath, tiled flooring, heated towel rail, obscure glazed window to the rear elevation.

First Floor

Landing

Part galleried with stairs rising from the entrance hallway, window to the front elevation, access to loft space, radiator and doors leading to:

Bedroom One

13'5 x 9'8 max (4.09m x 2.95m max)
Window to the rear elevation enjoying a pleasant outlook over the rear garden, range of full height fitted wardrobes with sliding doors, radiator, door leading to:

En-Suite Shower Room

Fitted with a white suite comprising low level wc (newly installed saniflo system), floor standing vanity unit with inset wash hand basin and fitted cupboard beneath, corner shower cubicle, wood effect flooring, heated towel rail, fully tiled walls, obscure glazed window to the side elevation.

Bedroom Two

11'9 x 11'9 max (3.58m x 3.58m max)
Window to the front elevation, fitted wardrobe with sliding doors, radiator, floor standing vanity unit with inset wash hand basin and tiled splashback, exposed floorboards.

Bedroom Three

11'5 max x 9'3 (3.48m max x 2.82m)
Window to the rear elevation enjoying a pleasant outlook over the rear garden, fitted wardrobe, radiator.

Bedroom Four

11'4 x 7'9 (3.45m x 2.36m)
This double room is currently being utilised as a home office with window to the front elevation, fitted wardrobe, radiator.

Bathroom

Fitted with a modern white suite comprising low level wc, floor standing vanity unit with inset wash hand basin and fitted cupboard beneath, panelled bath with mixer tap, power shower above and fitted screen, heated towel rail, wood effect flooring, fully tiled walls, obscure glazed window to the rear elevation, large fitted airing cupboard housing gas fired boiler and hot water tank.

Outside

There are impressive and well stocked gardens at Holly Lodge. These are a particular feature of the property and are believed to measure approximately 0.27 of an acre.

Front Garden

To the front there is a five bar gate opening to a generous gravel driveway providing extensive off road parking extending down one side of the property giving access to the detached double

garage. There is a generous area of level lawn bordered with a mixture of beds planted with a mixture of mature shrubs.

Rear Garden

The established rear garden benefits from a southerly aspect and offers a paved patio area abutting the rear of the property offering a perfect space for outside dining and entertaining, this leads to a generous area of level lawn being interspersed and bordered with a range of well stocked beds, planted with a mixture of mature shrubs and an array of seasonal flowers. There is a small orchard area planted with a mixture of apple, quince and plum trees, a range of raised vegetable beds, detached wooden gazebo and greenhouse.

Agents Note

Council Tax Band – F

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection. If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(19-34) E		
(11-18) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





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