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**Barge Cottage, Maytham Road, Kent, TN17 4QA | Offers in excess of £675,000
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Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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Charming Grade II Listed cottage, formerly an Inn and thought to date back to the eighteenth century, featuring a recently installed kitchen and bathroom and occupying a plot close to half an acre in a stunning rural location on the outskirts of Rolvenden Layne.

Barge Cottage has been enjoyed by the current owners for thirty five years and offers attractive well-proportioned accommodation including, entrance hall leading to dining room with views to the front and stairs to first floor, and doorways leading to the kitchen and the family/sitting room with striking exposed brick chimney feature fireplace which separates the two reception areas. Further doorways lead through to the kitchen, and a spacious ground floor bedroom en-suite bathroom.

The double aspect kitchen/breakfast room features a range of recently installed shaker style wall and base units with oak worksurfaces, integrated oven, hob with extractor above and dishwasher, with under stairs storage and doorway to rear hall, leading to a useful cloakroom and access to the rear garden.

The first floor offers a further three bedrooms, two of which benefit from bespoke built in wardrobes and far-reaching views over the surrounding countryside, and a newly installed family bathroom with roll top bath, generous walk-in shower, WC and traditionally styled pedestal hand basin.

Externally the property is approached by a five-bar gate leading to the driveway and detached double garage. The private and established garden offers lawn and terrace areas and feature an array of mature trees and shrubs including a beautiful Willow, with a waterway running along the rear of the garden and on to the Rother.

Services: Electric Storage Heaters and open fire, mains electricity and water. Private drainage.

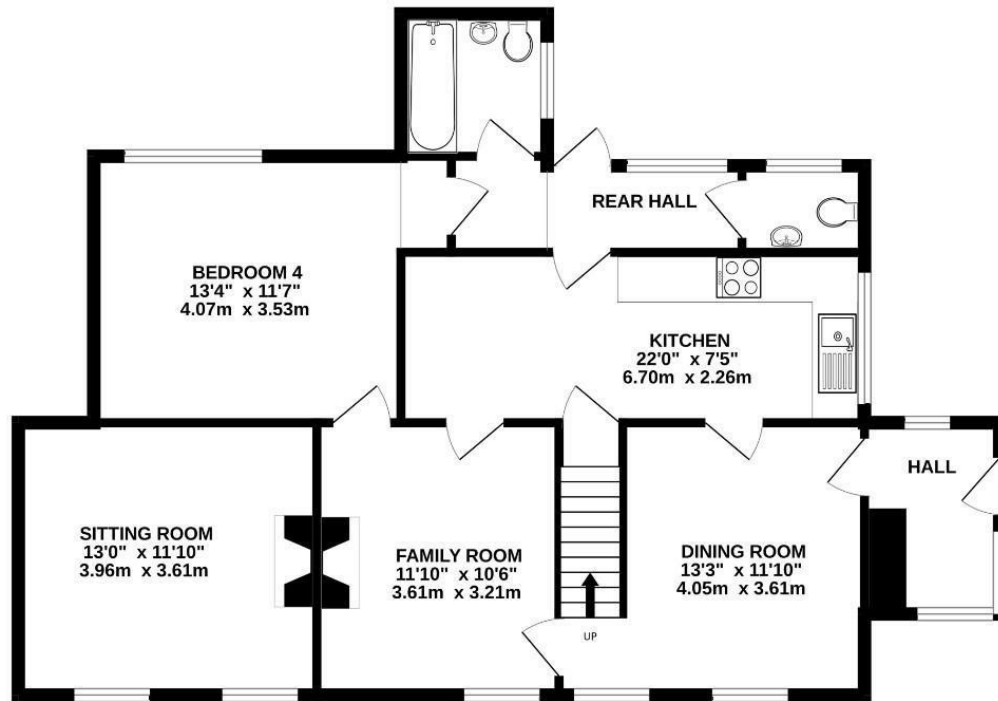
Local Authority: Ashford Borough Council - Tax band G

Barge Cottage is located on the outskirts of the pretty hamlet of Rolvenden Layne, a quiet rural community with no busy roads, making it a sought-after location. The popular public house, the Ewe & Lamb is well known for its good food, and just a short drive away is the village of Rolvenden, with a thriving village store as well as two public houses and a popular primary school.

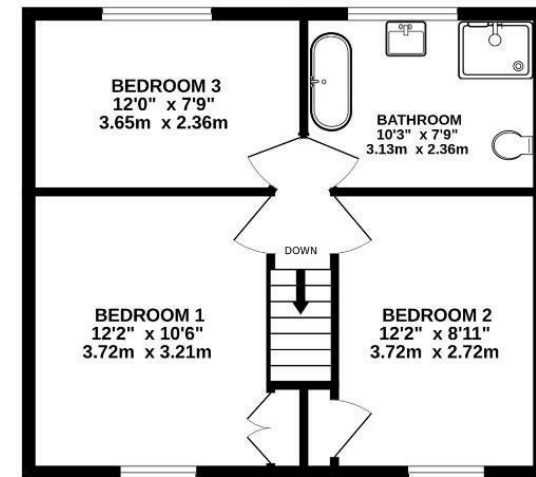
A wider range of amenities are on offer in Tenterden, Rye and Cranbrook. These historic market towns offer good shopping and many cafes, pubs and restaurants, as well as leisure facilities. There is a good choice of both private and state schools (including grammar schools) in the local area.



GROUND FLOOR



1ST FLOOR



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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