



'Our Focus Determines Your Reality'



Rolvenden  
Kent  
TN17 4PD



Entrance Hall \* Sitting/Dining Room \* Kitchen/Breakfast Room  
Cloakroom

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Principal Bedroom with Ensuite \* Double Bedroom \* Bedroom/Study  
Family Bathroom

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Enclosed Garden \* Double Garage with Studio Above  
Off Road Parking



## ATTRACTIVE DETACHED FAMILY HOME

This attractive detached property is situated in the popular village of Rolvenden and is believed to date from 1867 with origins as a barn. The barn was later converted and extended to create a comfortable family home with the studio above the double garage a recent addition and ideal for use as a home office.

The accommodation consists of an entrance hall leading to a double aspect sitting/dining room with stone fireplace and log burning stove, a double aspect kitchen/breakfast room with doors to the garden and a cloakroom on the ground floor.

On the first floor there is a principal bedroom with built-in storage and ensuite shower room, a further double aspect, double bedroom with built-in storage and a bedroom/study together with a family bathroom.

Outside there is a double garage together with off-road parking for three cars. Above the garage is a studio with cloakroom ideal as a home office. The property is surrounded with greenery and through the garden gates there are attractive courtyard style gardens with raised beds full of mature planting, and there is also a pergola.



## ROLVENDEN

Rolvenden provides a village store with post office, garage with fuel, three pubs and benefits from easy access to the A28. More extensive facilities are available at Tenterden with shopping centres at Tunbridge Wells, Maidstone, Ashford and Hastings.

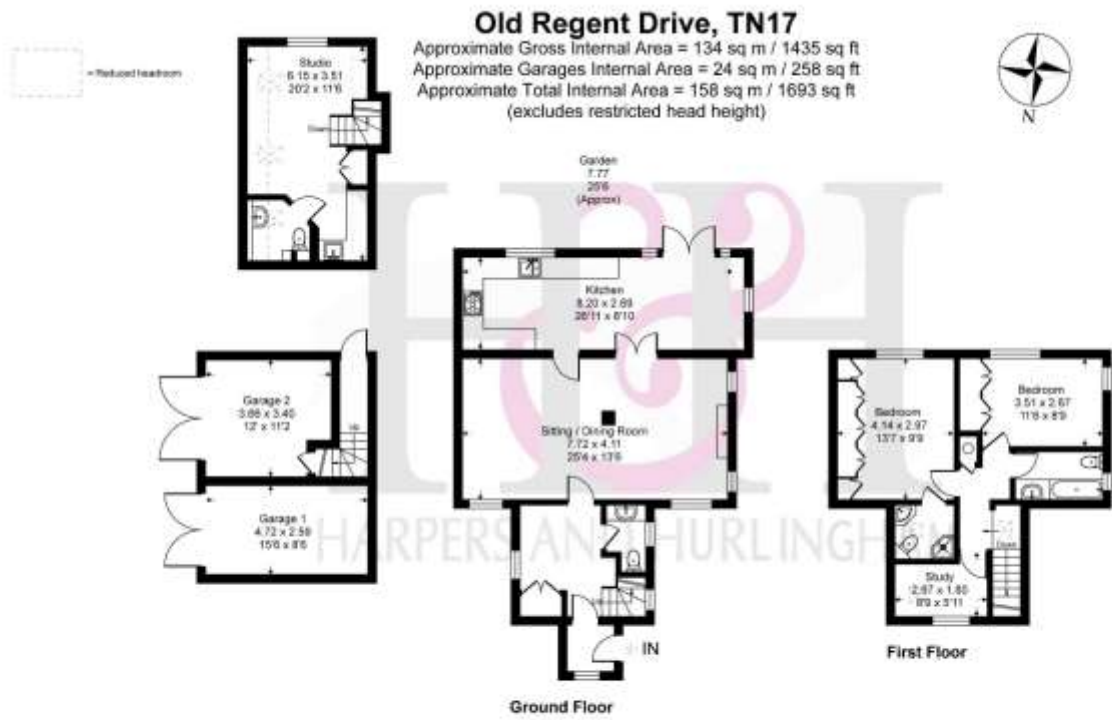
Within Rolvenden there are numerous sporting facilities in the form of tennis courts, cricket green and football pitches.

## SCHOOLS AND CONNECTIONS

There are many excellent private and state schools for children of all ages in the area, and this property is not only located within the sought-after Cranbrook School Catchment Area but is also close to the local Rolvenden Primary and Pre-Schools.

Mainline stations to London are available from Ashford (approx. 35 mins), Headcorn and Staplehurst.





This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figures provided is for guidance only and should not be used for valuation purposes.  
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**SERVICES**

All mains utilities connected. Gas fired central heating.

Ashford Borough Council - Council Tax Band D

EPC Rating: D – full details available on request

A covenant applies prohibiting the keeping of caravans/lorries, the parking of more than 3 cars and the use of the garage/studio as a residential dwelling; no holiday lets and not to be sold separately.

The neighbour has right to run a water pipe under the northeast corner of the garden for the purpose of repair.

The property has right of access over the forecourt belonging to No. 2.

1/5th share of the maintenance cost of the drive.

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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