



'Our Focus Determines Your Reality'



Great Maytham Hall  
Rolvenden  
Kent  
TN17 4NE



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

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Principal Bedroom, Ensuite \* Two Further Double Bedrooms  
Family Shower Room

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Private Terrace \* Garage  
17 Acre Communal Garden \* Residents Parking



## ATTRACTIVE ATTACHED MEWS HOUSE

Situated in the High Weald Area of Outstanding Natural Beauty, this property is an impressive conversation within a small close and forming part of the stunning Great Maytham Country Mansion Estate. The property offers light and spacious accommodation with a terrace overlooking the bluebell woods and benefits from garaging and parking.

The ground floor comprises an entrance hall, double aspect sitting room with doors to the paved terrace, a kitchen/breakfast/dining room also with a door to outside, and a cloakroom.

A double aspect principal bedroom with built-in storage and an ensuite shower room, two further double bedrooms each with built-in storage and a family shower room are located on the first floor.

There are 17 acres of gardens and grounds which surround the entire Country Estate. Within the grounds there are formal gardens, a secret garden, enclosed vegetable gardens which all residence look after and woodland.



## ROLVENDEN

Rolvenden offering a village store, public houses and village hall where a Farmers market is held weekly. The picturesque Town of Tenterden is a short drive. The tree lined High Street offers a comprehensive range of shops including Waitrose and Tesco Supermarkets, Cafe Bars and Restaurants. Locally there are a number of sporting facilities including a leisure centre and several golf courses.

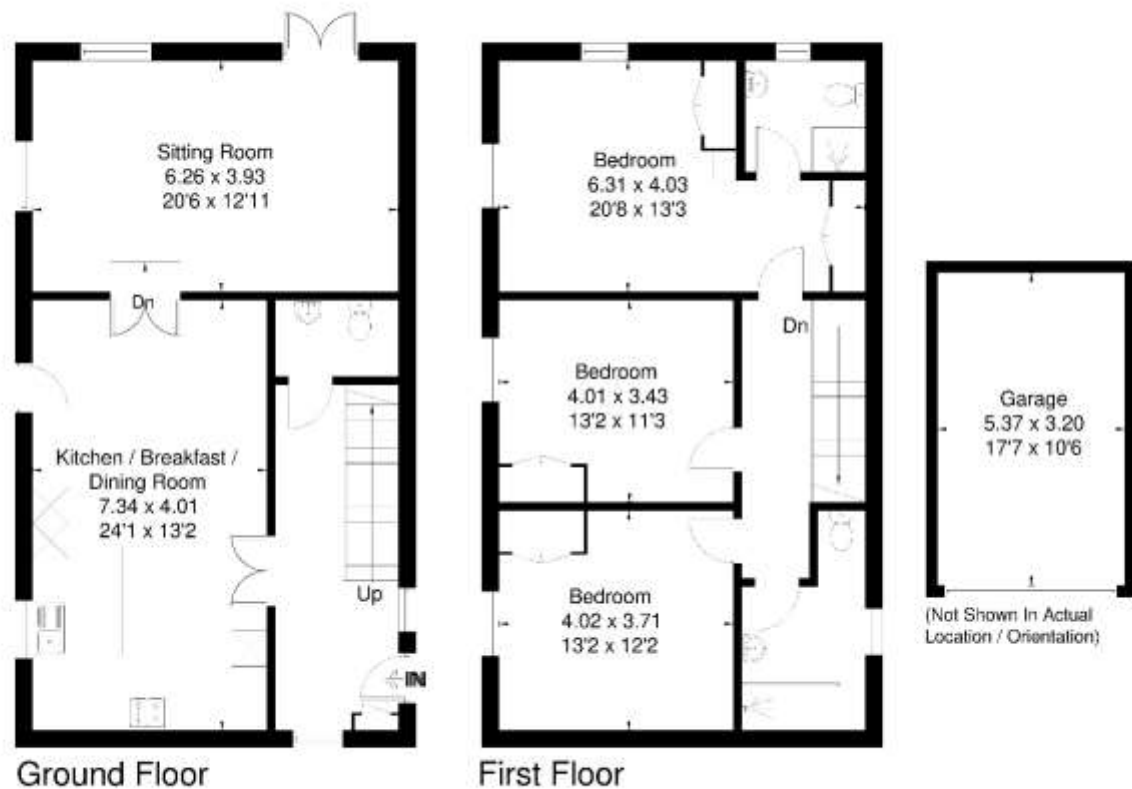
A great attraction is the Kent and East Sussex Railway as the steam trains wend their way round the village.

## CONNECTIONS

Mainline Rail Services to London Charing Cross, London Bridge and Cannon Street are available from Headcorn and Ashford.



Approximate Floor Area = 143.5 sq m / 1545 sq ft  
Garage = 17.2 sq m / 185 sq ft  
Total = 160.7 sq m / 1730 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #70130



## SERVICES

All mains utilities connected. Gas fired central heating. Underfloor heating on the ground floor.

Ashford Borough Council - Council Tax Band F

EPC Rating: B

Annual Service Charge £9,100

Annual Ground Rent £300

Lease 990 years remaining

Service charge covers all outside maintenance, 24 hr management, all gardening, CCTV, gate barrier, use of Churchill Room, part time house manager. There is a kitchen garden for residents use and residents can garden if they like as well. Residents also have use of a guest bedroom within the main house, for a nominal fee.



**Harpers and Hurlingham Property Consultants**  
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE  
Tel: 01580 715400  
[enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)  
[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)