



'Our Focus Determines Your Reality'



Wassall Lane
Rolvenden Layne
Kent
TN17 4PP



Entrance Hall * Sitting Room * Family Room * Study
Kitchen/Dining Room * Pantry * Utility Room * Cloakroom

Principal Bedroom Suite
Guest Room, Ensuite * Two Further Double Bedrooms
Family Bathroom

Garden and Grounds just under 1 Acre
Summerhouse * Tennis Court * Garage * Off-Road Parking



CHARMING DETACHED PERIOD FAMILY HOME

Believed to date from the 18th century with later additions this charming, detached, period family home, sitting in just under an acre of delightful, established garden and grounds including a tennis court and area of orchard, provides the quintessential rural idyll. Occupying a country lane location, with views across the surrounding farmland and with a soundtrack of country life, the well-proportioned accommodation fuses character features such as beams and fireplaces with the convenience of modern living.

The ground floor consists of an entrance hall opening into a spacious double aspect kitchen/dining room with a walk-in pantry and French doors to the garden, a split-level sitting room with exposed beams, inglenook fireplace together with a log burning stove, a double aspect family room with French doors to the terrace, a study, utility room and cloakroom.

On the first floor there is a double aspect principal bedroom suite comprising a double bedroom, dressing room and shower room, a further double bedroom with ensuite shower room, two additional double bedrooms and a family bathroom.



OUTSIDE

A herringbone brick drive provides off road parking and leads to a detached garage. A mature hedge borders the property to the front with a gate opening onto a path leading across the lawn.

The garden wraps around the property and is laid predominantly to lawn with well-stocked flower and shrub borders, sculpted hedging and a paved terrace with pergola. Stepping stones lead through the garden to the Summerhouse and other sheltered areas.

Also, within the grounds there is an area of orchard. Stone steps lead from the garden, through a hedge to an enclosed hardcourt tennis court.





ROLVENDEN LAYNE

The hamlet of Rolvenden Layne is approximately a mile from the village of Rolvenden, and boasts a well-regarded Pub, the Ewe and Lamb.

Rolvenden provides a Village Store and Post Office 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.

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

SCHOOLS AND CONNECTIONS

There are a number of well-regarded public and state schools available in the area. More details can be obtained by visiting the website www.kent.gov.uk.

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



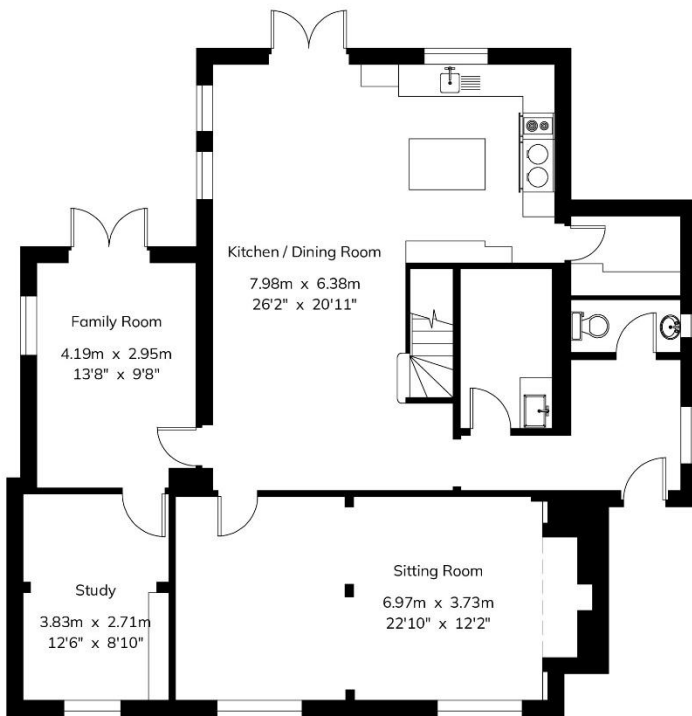




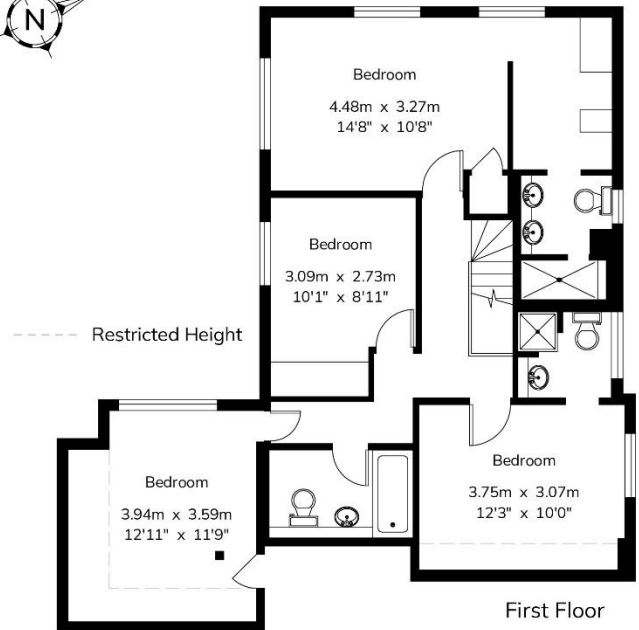
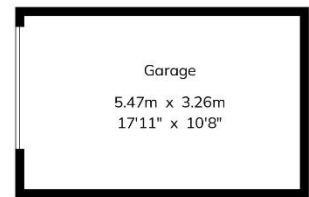
Wassall Cottage

Home - Gross Internal Area : 196.8 sq.m (2118 sq.ft.)

Garage - Gross Internal Area : 16.8 sq.m (180 sq.ft.)



Ground Floor



First Floor

For Identification Purposes Only.
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SERVICES

Mains electricity and water. Oil fired central heating. Klargester private sewage treatment plant. Full fibre broadband available.

Ashford Borough Council - Council Tax Band G

EPC Rating: E

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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