



‘Our Focus Determines Your Reality’



High Street
Rolvenden
Kent
TN17 4LN



Sitting Room * Kitchen/Dining Room * Utility Room
Cloakroom

Principal Bedroom with Ensuite * Three Further Double Bedrooms
Family Bathroom * Further Shower Room

Partially Walled Garden * Double Garage * Double Cart Lodge
Off Road Parking



CHARMING GRADE II LISTED VILLAGE HOME

Believed to date from the 18th Century and originally two cottages, this charming Grade II Listed village home spans three floors and offers well-proportioned rooms.

The accommodation consists of a sitting room with exposed beams and inglenook fireplace with log burning stove, a family room/study, kitchen/breakfast room with exposed beams and a door to outside, a utility room again with a door to outside, and a cloakroom on the ground floor.

On the first floor there is a principal bedroom with ensuite shower room and a walk-in wardrobe, two further double bedrooms, one is currently used as a study, and a family bathroom. A staircase leads to the second-floor double bedroom with shower room and storage including access to the attic space.

A gate opens onto a gravel driveway providing ample parking and leading to a double cart lodge and a separate double garage. Sitting in approximately 0.25 acres, the garden to the front is laid to lawn and bordered with a mature hedge and flower and shrub beds. To the rear the garden is partially walled, laid predominantly to lawn with well-established planting and a pergola.



ROLVENDEN

Rolvenden provides a village store with post office, garage, two 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.

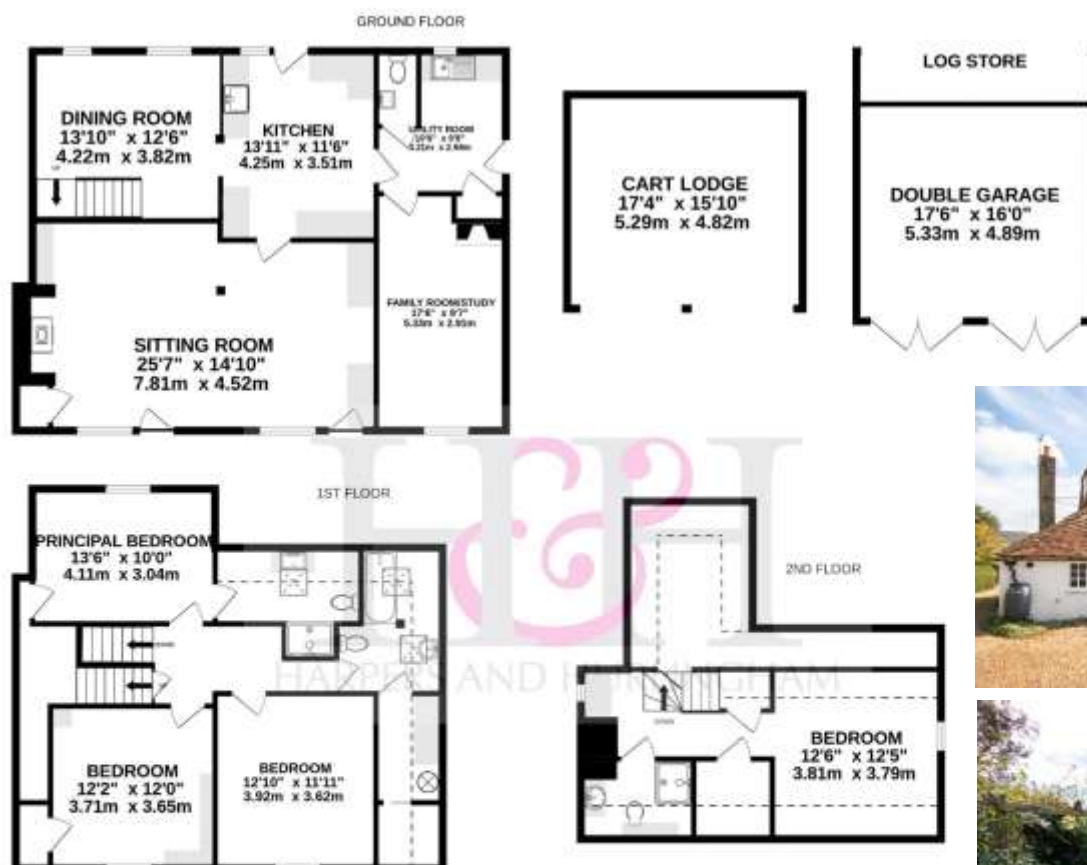
Within Rolvenden there are numerous sporting facilities in the form of tennis courts, cricket green and football pitches.

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.





TOTAL APPROXIMATE INTERNAL FLOOR AREA 2,325SQ.FT. (216SQ.M.)

(excluding Cart Lodge and Double Garage)

(no guarantee is given to the square footage of the property; the figure shown is for initial guidance)

(not to scale - for layout properties only)

(please note that the fixtures and fittings are not necessarily included in the sale)

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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SERVICES

All mains utilities connected. Gas fired central heating.

Ashford Borough Council - Council Tax Band G

EPC Rating: n/a

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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