



**36 Maytham Road,
Rolvenden Layne TN17 4NP**

36 Maytham Road, Rolvenden Layne, Cranbrook, Kent TN17 4NP

Offers in excess of £365,000

A charming Grade II Listed attached cottage in the heart of Rolvenden Layne, with two double bedrooms, pretty garden and private driveway, perfect as a permanent home, second home or holiday retreat.

Located in a tranquil hamlet and forming part of the High Weald Area of Outstanding Natural Beauty, this enchanting semi-detached cottage, which has the added advantage of being chain free, is the kind of home that instantly feels like an escape from the everyday.

In need of some updating and modernisation, it is brimming with period charm and offers a wonderful inviting blend of character and modern comfort, with two double bedrooms, elegant reception spaces and a pretty cottage garden to the rear.

With its own driveway and a peaceful village setting, this is a home that would lend itself equally well to everyday life, weekends away or as a much-loved holiday retreat. Just a short drive from Tenterden and surrounded by the beautiful Kent countryside, it offers the chance to embrace a slower pace of life while remaining within easy reach of everything you need. Viewing is highly recommended in order to appreciate this lovely period cottage and its superb location.

SITUATION: The pretty rural hamlet of Rolvenden Layne, with its renowned gastro pub, is in the High Weald Area of Outstanding Natural Beauty, surrounded by wonderful unspoilt countryside, and only 13 miles from the coast. The village of Rolvenden is 1 mile away and has a general store and post office, a weekly farmers' market, a number of active clubs, a church and two public houses. Tenterden (4 miles) and Rye (10 miles) provide extensive shopping, health and leisure facilities. A wide selection of educational opportunities exist locally at both primary and secondary levels in the state and private sectors. Railway stations at Staplehurst, Headcorn and Ashford provide good commuter links into London with the high speed link from Ashford to London.

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Ground Floor The side entrance opens into a useful lobby, with space for coats and a built-in shelved cupboard, together with a convenient cloakroom just off it.

The cloakroom could, if desired, be adapted to incorporate a shower or provide space for a stacked washing machine and tumble dryer.

From here, the cottage unfolds around the central kitchen, fitted with sleek white high-gloss wall and base units and integrated appliances.

To the front, a versatile reception room is currently arranged as a snug but has previously been used as a dining room, while a door leads through to a further lobby and the original front door.

To the rear of the kitchen is a wonderful surprise: a particularly spacious and elegant double aspect sitting room, with built-in storage, a Victorian fireplace with inset electric fire and French windows opening onto the garden. Large enough to accommodate two distinct functions, this could equally work as a sitting and dining room or incorporate a study or reading area.

First Floor Upstairs are two double bedrooms, both with built-in storage, the principal bedroom also featuring a lovely Victorian fireplace.

The modern family bathroom is at the end of the landing and includes a useful built-in airing cupboard housing the hot water cylinder.

A particularly useful bonus to this cottage is the basement, accessed directly and easily from the kitchen and currently arranged as a utility room with butler sink, space for a washing machine and excellent additional storage.

Outside A gravel driveway to the front provides parking for two vehicles, while a gate to the side leads to a generous area currently used for storage, with potential, subject to the necessary consents, to put in another small side extension.

The enclosed rear garden is wonderfully private, framed by mature planting and featuring a lawn, summerhouse and two separate patio areas, providing plenty of choice for outdoor dining and relaxing.

Services Mains: water, electricity and drainage. Oil fired central heating. Local Authority: Ashford Borough Council. EPC : E
Location Finder what3words: ///obscuring.cricket.defenders





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