

**RUSH
WITT &
WILSON**



2 Halden Field, Rolvenden, Kent TN17 4BX
Guide Price £575,000

Rush Witt & Wilson are pleased to offer the opportunity to acquire this attractive detached family home forming part of a small modern development in the sought after village of Rolvenden.

The extremely well presented accommodation is arranged over two floors comprising of an entrance hallway, cloakroom, living room, snug/family room and stunning kitchen/dining room with direct access to the garden on the ground floor. On the first floor are four bedrooms, the main with an en-suite shower room and the family bathroom. Outside the property offers a brick paved driveway, single garage and private rear gardens. Further benefits include the remainder of a 10 year NHBC building warranty and gas fired central heating. Cranbrook School Catchment.

An internal inspection of this impressive home is highly recommended, to arrange a viewing please call our Tenterden office on 01580 762927.

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Entrance Hallway

Entrance door and window to the front elevation, stairs rising to first floor with fitted storage cupboard beneath, wood effect flooring, glazed door to the rear elevation allowing access through to the garden, radiator and doors leading to:-

Cloakroom

Fitted with a modern white suite comprising low level wc, pedestal wash hand basin with tiled splashback, wood effect flooring, radiator and obscure glazed window to the side elevation.

Snug

11'2 x 9'9 (3.40m x 2.97m)
Double aspect with windows to the front and side elevations, small fitted storage cupboard and radiator.

Living Room

15' x 14'6 (4.57m x 4.42m)
Triple aspect with two windows to the front, window to the side and glazed double doors to the rear elevation allowing access through to the garden, two radiators.

Kitchen/Dining Room

22'4 x 11'1 (6.81m x 3.38m)
Fitted with a range of black shaker style cupboard and drawer base units with matching wall mounted cupboards, complimenting wood effect work surface with matching splashback and inset one and a half bowl stainless steel sink drainer unit, inset four burner gas hob with stainless steel backplate and extractor canopy above, upright unit housing integrated double oven, integrated fridge/freezer, integrated dishwasher, integrated washing machine, cupboard housing wall mounted gas fired boiler, fitted breakfast bar, space for table and chairs, wood effect flooring, radiator, windows to both side elevations and glazed double doors allowing access through to the garden.

Landing

With stairs rising from the entrance hallway, window to the rear elevation, fitted airing cupboards housing pressurised hot water tank and doors leading to:-

Master Bedroom

20' max x 11'2 max (6.10m max x 3.40m max)
Double aspect with windows to both side elevations, range of full height fitted wardrobes, radiator and door leading to:-

En-Suite Shower Room

Fitted with a modern white suite comprising low level wc, wall mounted wash hand basin, large shower cubicle with sliding door, stainless steel heated towel rail, part tiled walls, tiled flooring and obscure glazed window to the side elevation.

Bedroom Two

15' x 10' (4.57m x 3.05m)
Triple aspect with windows to the front, side and rear elevations, radiator.

Bedroom Three

9'9 x 9'5 (2.97m x 2.87m)
Double aspect with windows to the front and side elevations, access to loft space and radiator.

Bedroom Four

11'4 x 8'8 (3.45m x 2.64m)
Window to the front elevation, fitted wardrobe and radiator.

Family Bathroom

Fitted with a modern white suite comprising low level wc, wall mounted wash hand basin, panelled bath with shower over and fitted folding screen, stainless steel heated towel rail, part tiled walls, tiled flooring and obscure glazed window to the side elevation.

Outside

Front Garden

Area of landscaped garden with pathway proceeding to the front door being bordered with a selection of well stocked beds and plants with an array of established shrubs and seasonal flowers, to one side there is a brick paved driveway provides off road parking and access to and attached single garage with gated side access leading to:-

Rear Garden

Enclosed rear garden benefitting from a south westerly aspect with a generous paved patio area running the width of the property offering a perfect space for outside dining and entertaining which leads to an area of level lawn being bordered with a range of well stocked beds, planted with an array of shrubs, roses, fruit trees and an array of seasonal flowers and to the back of the garage is a greenhouse with power connected.

Single Garage

20' x 11'8 (6.10m x 3.56m)
Up and over door to the front elevation, EV charging point, part glazed personal door to the side allowing access through to the garden, obscure glazed window to the rear elevation, useful loft storage above, light and power connected.

Agents Note

Please note there is yearly maintenance charge of circa £650 (tbv) which covers the upkeep of all the communal areas.

Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



GARAGE
226 sq.ft. (21.0 sq.m.) approx.

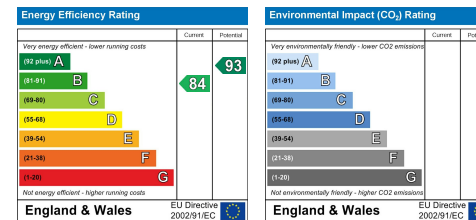
GROUND FLOOR
741 sq.ft. (68.8 sq.m.) approx.

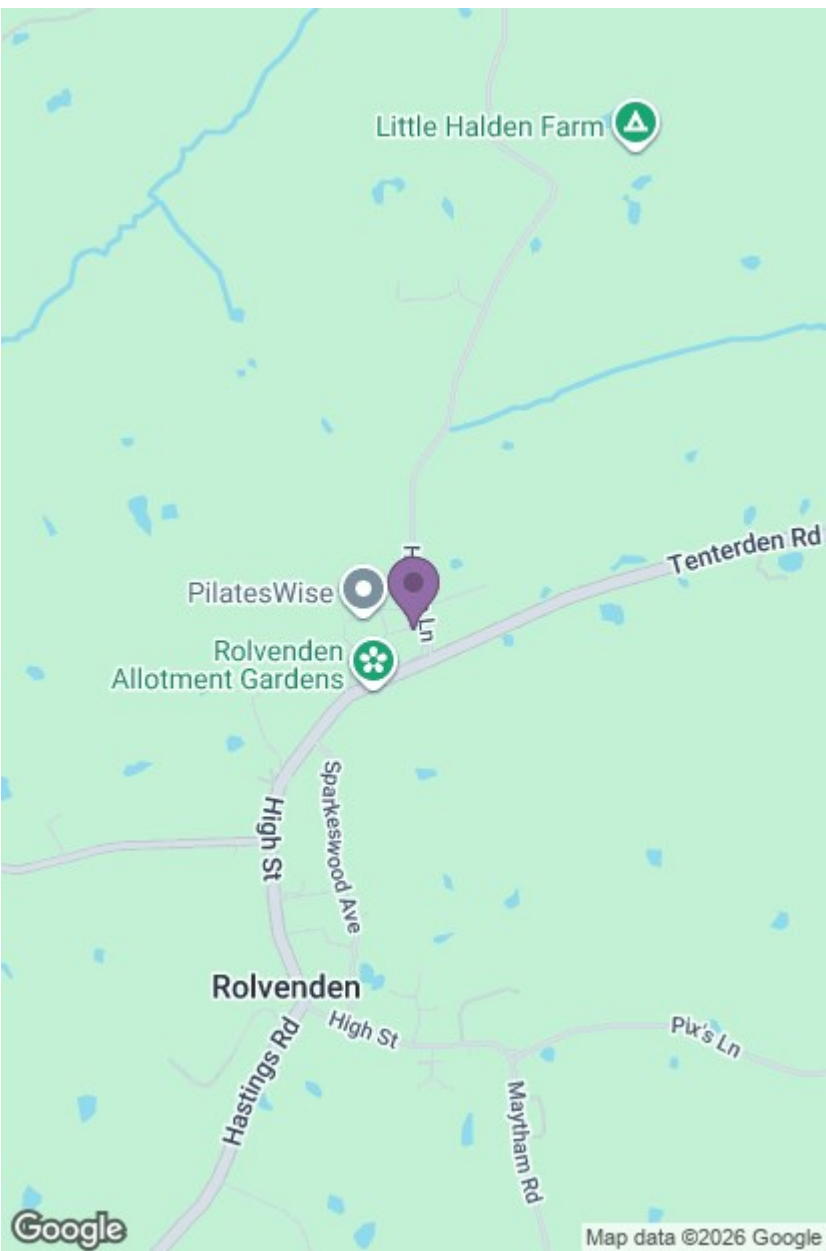
1ST FLOOR
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 1697sq.ft. (157.7 sq.m.) approx.

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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