

VALE & MARSH

44 High Street
Cranbrook, TN17 4LN

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Offers Over £250,000

A well-positioned, two-bedroom Grade II Listed cottage, ideally positioned in the heart of the historic village of Rolvenden. The property has undergone an exceptional and comprehensive refurbishment, including redecoration throughout, complete rewiring, new windows, new internal and external flooring, new carpets, a new galley kitchen and a newly fitted family bathroom with shower.

Description

The accommodation comprises a welcoming sitting room, galley kitchen, family bathroom and two well-proportioned double bedrooms. The sitting room, kitchen and bathroom feature attractive wood-effect laminate flooring, with new carpets elsewhere. Outside, the property benefits from both front and rear gardens, with Indian sandstone paving creating attractive patio areas, while additional garden land at the rear has been acquired from a neighbouring property, further enhancing the outdoor space. The rear garden and first floor bedroom enjoys stunning far-reaching rural views across the surrounding farmland, providing a particularly beautiful backdrop and a real sense of space and tranquillity. On-street parking is available directly outside the property. Combining period village charm with a comprehensive modern refurbishment and wonderful countryside views, this is a particularly appealing home in the heart of one of Kent's most desirable villages both for owner occupiers and buy-to-let investors alike.

Location

The village of Rolvenden provides a Village Store, Post Office, Church and two Public Houses and benefits from easy access to Tenterden. More extensive facilities are available at Tenterden with shopping centres at Tunbridge Wells, Maidstone, Ashford and Hastings. The Kent and East Sussex Steam Railway passes nearby the village.

Transport and Services:
Mainline stations to London are available from Ashford (approx. 37 mins), Headcorn (approx. 60 mins) and Staplehurst (approx. 55 mins).

Viewings:
All viewings are strictly by appointment only via the Agent, Vale and Marsh







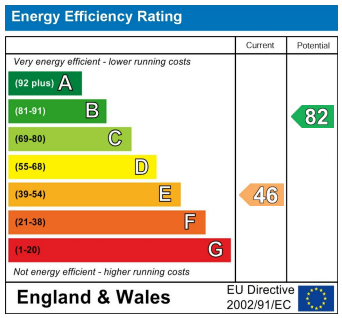
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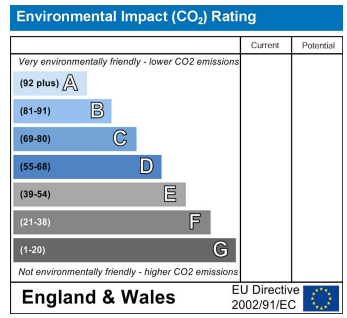
Approximate Gross Internal Area = 51 sq m / 550 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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