



'Our Focus Determines Your Reality'



Thornden Lane
Rolvenden Layne
Kent
TN17 4PS



Entrance Hall * Kitchen/Dining/Sitting Room

Principal Bedroom with Ensuite
Two Further Double Bedrooms * Bedroom/Boot Room
Family Bathroom

Enclosed Garden * Summerhouse * Garage * Off Road Parking



DELIGHTFUL MEWS STYLE COTTAGE

Believed to date from the 1900s and occupying a tucked away exclusive courtyard location in the sought after hamlet of Rolvenden Layne, this delightful mews style cottage was converted from a former stable block and full of character, provides quirky upside-down living.

The accommodation consists, on the first floor of an open-plan vaulted kitchen/dining/sitting room and incorporates exposed beams and brickwork into the decoration.

On the ground floor an entrance hall leads to the first of four bedrooms; a principal bedroom with ensuite shower room and doors to the garden, two further double bedrooms, one with doors to the terrace, a bedroom/boot room again with door to outside and a family bathroom.

No.1 is approached through an archway onto a paved communal courtyard with planted central feature. The enclosed garden to the rear is laid predominantly to lawn with an elevated paved terrace, flower beds, mature hedging and a charming pond. There is a summerhouse within the garden which enjoys electricity and has a wi-fi connection, offering the opportunity of a home office. The cottage benefits from an enbloc garage, e.v. charger and communal residents parking.



ROLVENDEN LAYNE

Rolvenden Layne is a hamlet in the parish of Rolvenden.

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.

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

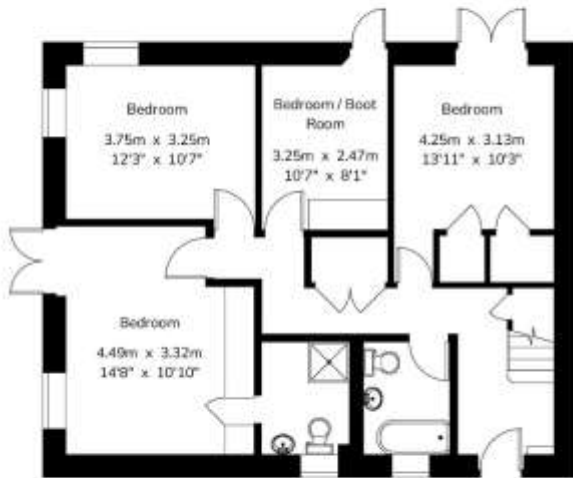


1 Thornden Court

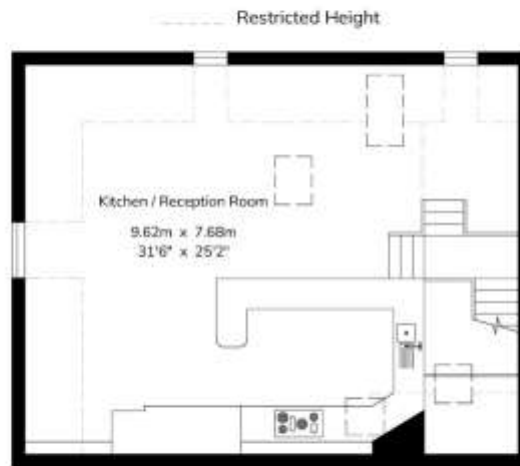


House - Gross Internal Area : 148.7 sq.m (1600 sq.ft.)

Garage - Gross Internal Area : 21.5 sq.m (231 sq.ft.)



Ground Floor



First Floor



SERVICES

Mains electricity, gas and water. Mains drainage with a pump located in garden of No. 12, all servicing and maintenance is covered by Southern Water at no cost to the residents. Gas fired central heating.

EPC Rating: C – full details available on request.

Management Company run by Residents for upkeep of the lane and common areas.

Ashford Borough Council - Council Tax Band 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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