

**RUSH
WITT &
WILSON**



Pilgrims Rest Maytham Road, Rolvenden Layne, Kent TN17 4NS
Guide Price £390,000

Rush Witt & Wilson are pleased to offer this attractive detached family home located in the heart of the highly sought after rural hamlet of Rolvenden Layne, enjoying impressive views over adjoining farmland to the rear. The accommodation offers scope to enhance/modernise and is arranged over two floors comprising of an entrance hallway, cloakroom, kitchen/breakfast room, living room with feature fireplace and dining room with adjoining sun room on the ground floor. On the first floor are four bedrooms and the family bathroom. Outside the property offers a paved driveway, integral single garage and small gardens to the front, side and rear, the latter enjoying an southerly aspect and enjoying delightful rural views. Offered to the market CHAIN FREE.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price.

This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



Entrance Hallway

With part glazed entrance door to the front elevation, stairs rising to the first floor, radiator with decorative wooden cover, doors through to the kitchen/breakfast room and living room. Further door to:

Cloakroom

Fitted with a suite comprising low level W.C and corner wall mounted wash-hand basin with tiled splash-back, access to a generous under stairs storage cupboard.

Living Room

18'5 x 13'1 max (5.61m x 3.99m max)

Being double aspect with attractive bay window to the front and further window to the side elevation, exposed brick feature fireplace, two radiators and glazed double doors opening through to:

Dining Room

13'7 x 7'8 (4.14m x 2.34m)

With door through to the kitchen/breakfast room, radiator and archway through to:

Sun Room

12'11 x 7'6 (3.94m x 2.29m)

With a range of full height windows enjoying impressive rural views over the adjoining farmland to the rear and two glazed doors allowing access to the garden.

Kitchen

17'1 x 7'8 (5.21m x 2.34m)

Fitted with a range of shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with tiled splash-back and inset 1.5 bowl sink/drainage unit, space and point for Rangemaster style cooker with extractor canopy above, space and point for dishwasher, space and point for free standing fridge/freezer, radiator, wood effect flooring, door through to the rear lobby/integral garage and window to the rear elevation enjoying a pleasant view over adjoining farmland at the rear. Open plan/archway through to:

Adjoining Breakfast Room

12'4 x 9'9 (3.76m x 2.97m)

With floor standing oil fired boiler, fitted storage cupboard, wood effect flooring and door from the entrance hallway.

Rear Lobby

With part glazed door to the side elevation allowing access to the garden, wood effect flooring and connecting door to the integral garage.

First Floor

Landing

With stairs rising for the entrance hallway, access to loft space, fitted airing cupboard housing hot water tank and doors to:

Bedroom 1

18'6 x 8'9 (5.64m x 2.67m)

Being double aspect with windows to the front and rear elevations, the latter enjoying impressive rural views, range of fitted wardrobes, vanity unit with inset wash-hand basin, radiator.

Bedroom 2

13'1 x 9'10 (3.99m x 3.00m)

With window to the front elevation and radiator.

Bedroom 3

13'2 x 8'2 (4.01m x 2.49m)

Being double aspect with windows to the side and rear elevations, the latter enjoying impressive rural views, fitted wardrobe and radiator.

Bedroom 4

9'1 max x 8'1 max (2.77m max x 2.46m max)

With window to the front elevation, fitted wardrobe and radiator.

Family Bathroom

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, tile panelled bath, shower cubicle, fully tiled walls, radiator and window to the rear elevation enjoying impressive rural views.

Outside

Integral Single Garage

19'3 x 8'10 (5.87m x 2.69m)

With up and over door to the front elevation, connecting personal door through to the rear lobby/main house, space and plumbing for washing machine, light and power connected.

Gardens

To the front, double metal gates open to a paved driveway providing off road parking and access to the integral single

garage, there is an area of lawned garden which extends down one side of the property being bordered with a range of well stocked beds planted with a mixture of established shrubs and seasonal flowers, abutting the rear of the property is a paved patio running the width of the housing offering a perfect space for outside dining/entertaining

Tenterden Agents Note

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).

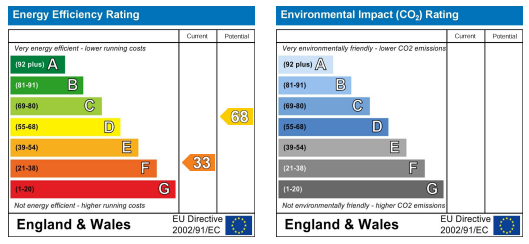
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

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>





GROUND FLOOR

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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