

Warner & Gray



2 Halden Field,  
Rolvenden, Kent TN17 4BX



## 2 Halden Field, Rolvenden, Cranbrook, Kent TN17 4BX

**Price Guide : £595,000**

An attractive detached 4 bedroom/2 bathroom property with enclosed garden, garage and driveway, set within a modern development of just 40 properties on the edge of the charming village of Rolvenden.

Built in 2019, this lovely house offers spacious, well-balanced and light-filled accommodation arranged over two floors, thoughtfully designed to suit modern living. The interiors are immaculately presented throughout, with a calm, contemporary finish that creates a welcoming and comfortable home environment. With generous room proportions and excellent natural light, the property is ready for a buyer to move straight in and enjoy from day one.

Outside, the enclosed south-west facing garden offers a pleasant degree of privacy and a sunny, sheltered setting for relaxing and entertaining, while off-street parking and a detached garage add everyday convenience. This home further benefits from the remainder of the builder's warranty and lies within the highly regarded Cranbrook School catchment area.

Rolvenden is well known for its strong sense of community, village amenities and beautiful surrounding countryside, which sits within the High Weald Area of Outstanding Natural Beauty. The sought-after Wealden towns of Tenterden and Cranbrook are also just a short drive away.

**SITUATION:** This property is situated close to the heart of the lovely village of Rolvenden, which has a general store and post office, a weekly farmers' market, a number of active clubs and societies, a church and two public houses. The nearby towns of Tenterden (3 miles) and Cranbrook (6 miles) provide a more extensive range of 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 and this property also comes within the sought after Cranbrook School Catchment Area (CSCA). For mainline rail services, Staplehurst, Headcorn and Ashford provide good commuter links into London with the high speed link from Ashford to London St Pancras taking about 37 minutes. There is also a bus service to Tunbridge Wells, Ashford and Hastings.

**13 EAST CROSS, TENTERDEN, KENT TN30 6AD**  
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- Attractive 4 bedroom/2 bathroom modern home
- Built in 2019 & presented in immaculate condition
- Light filled accommodation arranged over two floors
- Within a sought-after development of just forty homes
- South-west garden with a pleasant degree of privacy
- Parking in front of detached garage with storage above
- Remainder of NHBC builder's warranty valid until 2029
- Highly regarded Cranbrook School catchment area
- Strong village community with local amenities
- Lovely countryside nearby
- Conveniently positioned for the both the Wealden towns of Tenterden and Cranbrook

## GROUND FLOOR

The accommodation is arranged around a welcoming **ENTRANCE HALL** that immediately sets the tone for the house, offering space for freestanding furniture and everyday practicality.

The triple-aspect **SITTING ROOM** is a particularly appealing space, filled with natural light throughout the day and enjoying direct access to the rear garden.

At the heart of the home is the spacious **KITCHEN / DINING ROOM** a sociable and well designed space with doors opening onto the terrace, perfectly suited to modern living and indoor-outdoor dining.

A second reception room, currently arranged as **SNUG**, provides a flexible retreat for quieter moments, while **CLOAKROOM** completes the ground floor.

## FIRST FLOOR

Upstairs, the **PRINCIPAL BEDROOM** offers a calm and comfortable retreat, featuring an **EN-SUITE SHOWER ROOM** and extensive built-in storage.

There are two further well-proportioned **DOUBLE BEDROOMS**, alongside a generous fourth bedroom currently used as a home office, ideal for flexible working or occasional guest accommodation.

These rooms are served by a stylish **FAMILY BATHROOM**.

## OUTSIDE

To the front of the house is a landscaped garden area, full of mature planting, whilst to the side, a driveway provides off-road parking in front of the **DETACHED GARAGE**, which benefits from a boarded loft accessed via a ladder, offering excellent storage.

A useful door from the garage opens directly onto the rear terrace, providing convenient access to the kitchen/dining room. The enclosed rear garden is predominantly laid to lawn and complemented by a generous terrace, creating a relaxed and inviting space for outdoor entertaining, summer dining or simply enjoying the surroundings.

**SERVICES :** Mains: water, electricity, gas and drainage.  
**EPC Rating:** B. **Local Authority:** Ashford Borough Council.  
**Council Tax Band:** F.

**NB:** Service charge covering communal areas: tbc.

**Location Finder:** what3words: ///napped.caravans.licked

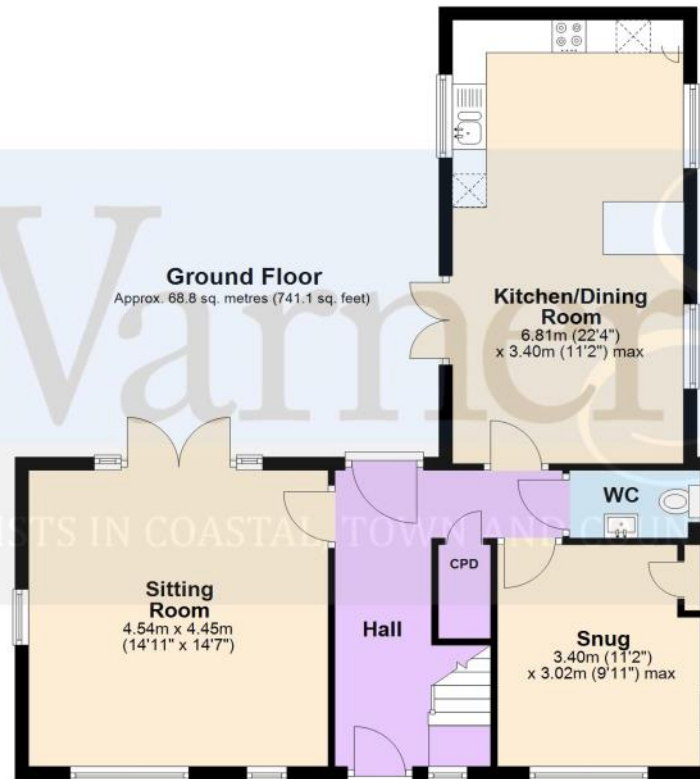
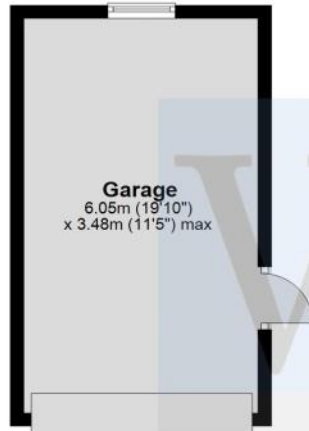
**VIEWING** through WarnerGray 01580 766044

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**Garage**  
Approx. 21.0 sq. metres (226.4 sq. feet)



Total area: approx. 157.7 sq. metres (1697.4 sq. feet)

All measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract.

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