

Warner Gray



Forge Cottage,

64 High Street, Rolvenden, Cranbrook, Kent TN17 4PA

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Offers excess of £795,000

A lovely Grade II listed attached former Wealden hall house and forge, offering characterful three bedroom accommodation and useful attached studio.

Internally the property offers well-proportioned rooms full of period features to include beams and timbers, window seats, latch doors and inglenook fireplace in the Sitting Room.

Set with wonderful, mature gardens to include generous parking, situated in an enviable High Street location, set back from the road, in the sought after Kentish village of Rolvenden and within 3 miles of tree lined Tenterden High Street.

The well used village store / post office and bus stop are both closeby, as are most of the other local amenities, which is what makes this cottage's location so popular. In addition, this property benefits from being within the High Weald Area of Outstanding Natural Beauty with many rural walks to be found in the surrounding countryside.

- Charming, attached Grade II Listed period home
- Flexible / practical accommodation with a wealth of features
- 3 Bedrooms, 2 Reception Rooms, 2 Bathrooms
- Useful integrated Studio ideal for different uses
- Central village location close to amenities
- Cinque Port town of Tenterden 3 miles distant
- Wide choice of good local schools / CSCA
- Mainline stations at Staplehurst, Ashford and Headcorn
- High Weald Area of Outstanding Natural Beauty

Viewing by appointment through WarnerGray 01580 766044

SITUATION : Forge Cottage is set in 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. Schools exist locally at both primary and secondary levels in the state and private sectors and this property comes within the catchment for the Ashford Grammars and Cranbrook School. 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.

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GROUND FLOOR The property also benefits from a huge loft and also a covered entrance 'hallway' 15'6 x 7') which links the main house and the **STUDIO** both of which could offer further potential (subject to necessary planning consents). A brief description follows with approximate dimensions

INNER HALLWAY 15' 4" x 10' 8" Generous size, with study area to one side, staircase to the first floor, built in storage and Glazed double doors to adjacent Sitting Room. **CLOAKROOM** off.

SITTING ROOM 18' 6" x 14' 0" Double aspect with beautiful inglenook fireplace and inset wood burning stove. Recess with open shelving and door to:

DINING ROOM 18' 0" x 13' 0" Double aspect with charming window seat enjoying views to front, open fireplace, large built in storage cupboard and door to adjacent Kitchen Breakfast Room.

KITCHEN/BREAKFAST ROOM 12' 2" x 12' 1" Fitted with good range of traditional style base/wall cabinets to include integrated slide and glide oven, hob (electric) and dishwasher, leaving space for further appliances. Good size Pantry and Utility Room off, together with door to rear garden.

UTILITY ROOM 4' 9" x 4' 5" Former bread oven now converted to Utility Room, with boiler and space for appliances.

FIRST FLOOR Spacious landing with views to rear leading to **MASTER BEDROOM** 15' 0" x 9' 3" With lovely views towards High Street and large

EN-SUITE BATHROOM comprising bath, hand basin and W.C. Generous built in storage.

BEDROOM 13' 1" x 11' 2". Double room with built in wardrobe storage and vanity basin.

BEDROOM 9' 8" x 8' 1" With window seat enjoying views to front.

SHOWER ROOM 6' 9" x 5' 1" (2.06m x 1.55m) With shower, hand basin and W.C. Window to side.

OUTSIDE The property is set with beautiful mature gardens, set back from the High Street with double timber gates opening to a generous gravel driveway providing parking for several cars, with lawn and deep, well stocked beds, apple tree and summer house.

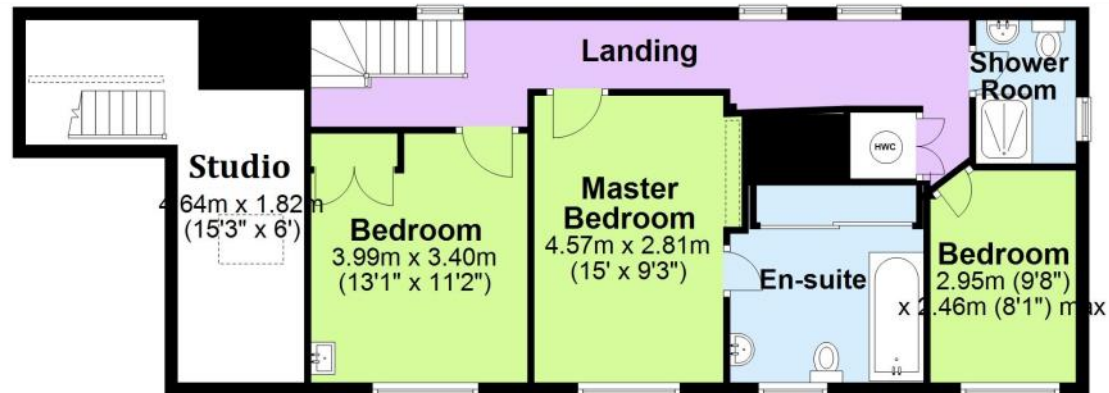
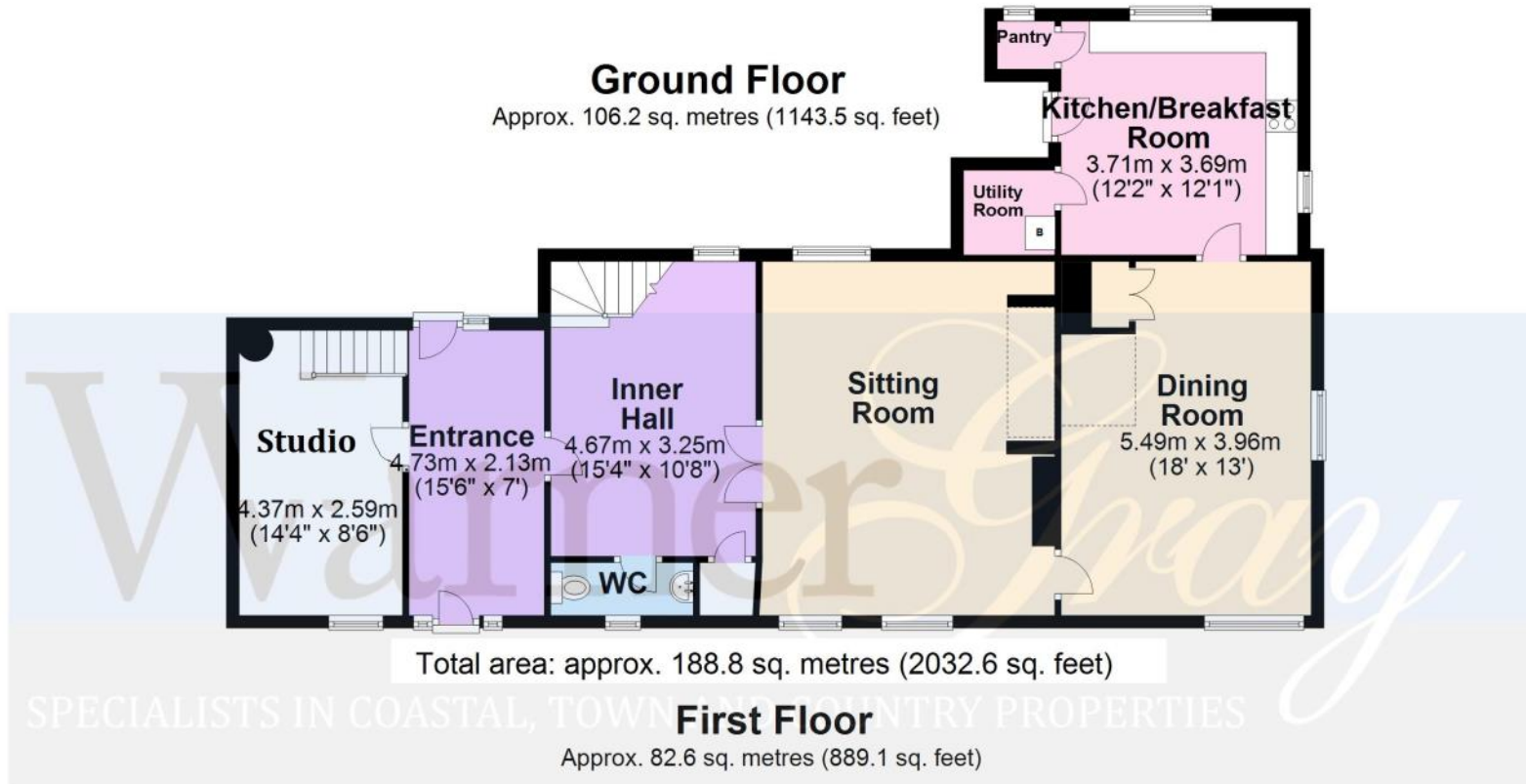
The rear garden offers delightful, secluded terraces arranged on a split level ideal for al fresco dining, with raised beds and large log store housed in the former forge.

SERVICES Mains water, electricity and drainage. Oil fired central heating.

DIRECTIONS From Tenterden High Street proceed on the A28 towards Rolvenden and when reaching the High Street the property will be found on the right, just before the right hand turning to Benenden.

Viewing through WarnerGray Tenterden 01580 766044





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