



Lambert & Foster



GYBBONS ROAD

ROLVENDEN | KENT | TN17 4LL

A well presented detached family house providing four bedroom accommodation including a modern open plan kitchen/dining room, conservatory and a separate sitting room, complemented by both a front and established rear garden with stunning views, a single garage and parking, all occupying a quiet 'tucked away' corner cul-de-sac location, within the heart of the sought after village of Rolvenden. Cranbrook school catchment area. Chain free.

Guide Price £515,000

FREEHOLD





GYBBONS ROAD

ROLVENDEN, KENT, TN17 4LL

9 Gybbons Road is a well presented detached family house presenting brick and cladding elevations beneath a pitched tiled roof. The accommodation is arranged over two floors and comprises of; porch, entrance hallway, sitting room with feature bay window and fireplace, conservatory and stylish open plan kitchen/dining room with breakfast bar, induction hob, built in microwave, oven and grill. Arranged over the first floor landing are four bedrooms including a main bedroom with beautiful views across the countryside. Bedroom three also enjoys these fine views. A family bathroom is fitted with Japanese style shower, bath and toilet.

Outside, open access onto a driveway providing parking for three/four vehicles and leads to a single garage. The front garden is laid to lawn with established borders. The rear garden is a particular fine feature, laid predominantly to lawn with generous patio area, timber shed and useful workshop/potential home office. The garden enjoys fabulous views across the countryside where a multitude of wildlife can be found.

Rolvenden is a charming village in Kent, offering scenic rural walks, historical sites, and specialised local attractions. Key highlights include exploring the award-winning gardens at Hole Park, visiting the unique C.M. Booth Collection of historic Morgan cars, and visiting the 14th-century St. Mary's Church. Gybbons Road is within walking distance to the local High Street which includes a village hall, convenience store, The Star pub and The Bull Inn.

Just 3 miles from Tenterden and 6 miles from Cranbrook, residents have access to a range of independent shops, professional services, and the sought-after Cranbrook School Catchment Area. For commuters, Staplehurst Station (11.5 miles away) offers fast and frequent services to London Charing Cross and London Cannon Street.



- Detached family house
- Four bedrooms
- Open plan kitchen/dining room
- Sitting room with feature fireplace
- Cloakroom & Conservatory

- Family bathroom
- Established rear garden with stunning views across countryside
- Single garage, workshop and off road parking
- Quiet cul de sac location
- Cranbrook School catchment area

VIEWING: By appointment only.
Cranbrook Office: 01580 712888.

WHAT3WORDS: otter.these.imposes

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas fired central heating

LOCAL AUTHORITY: www.ashford.gov.uk

COUNCIL TAX: Band E **EPC:** C (71)

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

9 Gybbons Road, Rolvenden, Cranbrook, TN17 4LL

Approximate Area = 1173 sq ft / 108.9 sq m
Garage = 145 sq ft / 13.4 sq m
Outbuilding = 76 sq ft / 7 sq m
Total = 1394 sq ft / 129.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Lambert and Foster Ltd. REF: 1424352

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX
Tel. 01435 873 999
Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN

PROPERTY PROFESSIONALS FOR 125 YEARS



arla | propertymark | naea | propertymark



Lambert & Foster