



'Our Focus Determines Your Reality'



Frensham Road
Rolvenden Layne
Kent
TN17 4NJ



Sitting Room * Dining Room * Study * Kitchen/Breakfast Room
Utility Room * Bedroom with Ensuite

Four Bedrooms, One with Dressing Room
Family Bathroom

Enclosed Garden Approx. 0.35 Acres * Summerhouse * Garden Stores
Car Port * Off Road Parking



ATTRACTIVE DETACHED PERIOD COTTAGE

Sitting in delightful gardens of approximately 0.35 acres and occupying a tucked away location within the charming hamlet of Rolvenden Layne, this attractive detached cottage, believed to date from the 16th century with later additions, exhibits many period features including exposed beams and an inglenook fireplace with log burning stove.

The accommodation consists of a sitting room with inglenook fireplace and log burning stove, dining room, study with door to outside, kitchen/breakfast room with door to the garden, utility room and bedroom with ensuite shower room on the ground floor.

On the first floor there are two double bedrooms, a further bedroom and a family bathroom. A staircase leads to the second floor where there is a further bedroom with dressing room.

Outside there is a carport and off-road parking, to cupboards included in the footprint of the cottage are accessible from outside. The garden of approximately 0.35 acres is laid to lawn with mature hedging, a variety of trees, shrubs and flower beds, a summerhouse, garden stores, greenhouse and vegetable garden.



ROLVENDEN LAYNE

The hamlet of Rolvenden Layne is approximately a mile from the village of Rolvenden, and boasts a well-regarded Pub, the Ewe and Lamb.

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.

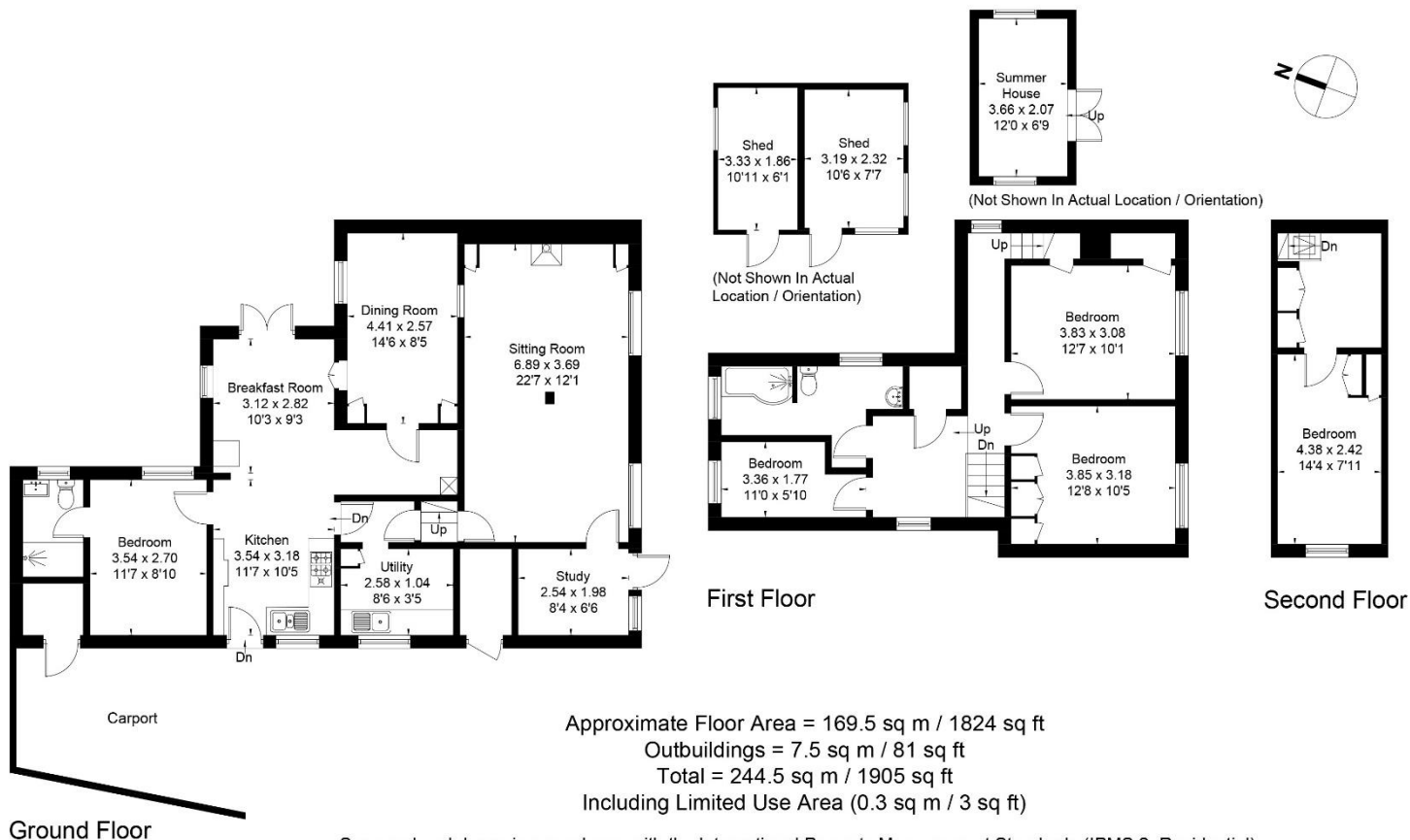
A great attraction is the Kent and East Sussex Railway as the steam trains wend their way round the village.

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.





Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 319257



SERVICES

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

Ashford Borough Council - Council Tax Band F

EPC Rating: E

Private access road, Little Mead owns half the road adjoining the property.

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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