



'Our Focus Determines Your Reality'



Thornden Lane  
Rolvenden Layne  
Kent  
TN17 4PR



Entrance Hall \* Sitting Room \* Dining Room \* Kitchen

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Two Double Bedrooms \* Two Shower Rooms

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Delightful Enclosed Garden \* Home Office \* Garden Store  
Greenhouse \* Log Store \* Garage \* Off Road Parking



## ATTRACTIVE DETACHED GRADE II LISTED COTTAGE

Situated in the High Weald Area of Outstanding Natural Beauty and occupying a no through road country lane position in the sought after Hamlet of Rolvenden Layne, this charming Grade II Listed cottage has undergone extensive renovation to provide a comfortable character home with period features such as exposed beams and inglenook fireplaces.

The accommodation consists of an entrance hall leading through to the sitting room with red quarry tile flooring and an inglenook fireplace with log burning stove, the kitchen and dining room are open plan with the dining room enjoying a further inglenook fireplace with log burning stove which is back-to-back with the fireplace in the sitting room. The kitchen comes with a pantry and a door to the terrace.

Stairs at either end of the cottage lead to the first floor, a separate shower room is at the top of each staircase, there are two double bedrooms with views over the countryside and a walk-through wardrobe which connects them.

Sitting in just under 0.25 acres with delightful gardens to the front and rear of the property, there is also a garage with loft ladder leading to storage above, a home office which is used as a guest room when required, garden store and log store. A greenhouse sits beside a productive 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.

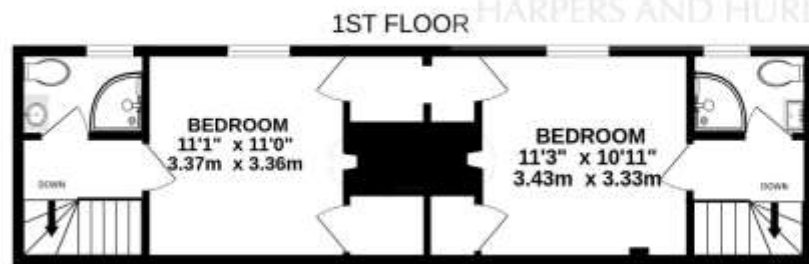
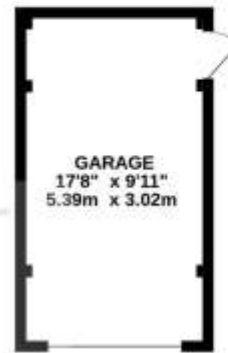
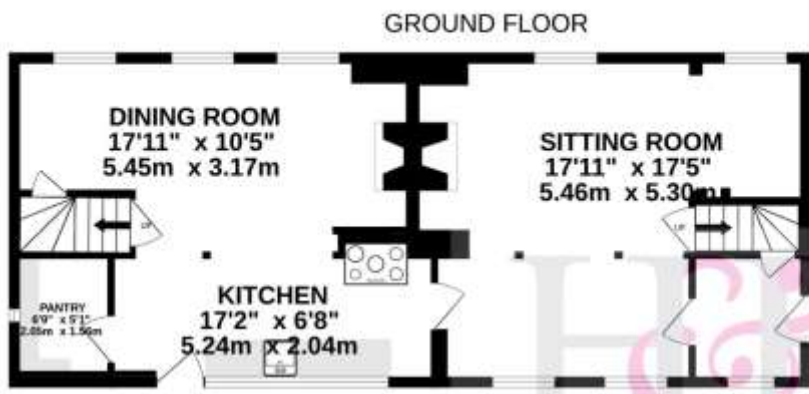
A great attraction is the Kent and East Sussex Railway as the steam trains wend their way round the village.

## 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.





TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA - HOUSE 1,009.65Q.FT. (93.85Q.M.)  
 - GARAGE 173.49Q.FT. (16.25Q.M.)  
 - HOME OFFICE 96.25Q.FT. (8.019Q.M.)  
 (no guarantee is given to the square footage of the property, the figure shown is for initial guidance only)  
 (not to scale - for layout purposes only)  
 (please note that the fixtures and fittings are not necessarily included in the sale)  
 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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## SERVICES

All mains utilities connected.

Gas fired central heating.

Underfloor heating in the kitchen.

Broadband - private 4G aerial installed; available by separate negotiation.

EPC Rating: n/a

Ashford Borough Council - Council Tax Band F

Historic access to righthand side of property through shared access with neighbouring 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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