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Benenden Road
Rolvenden
Kent
TN17 4JE



Entrance Hall * Sitting Room * Kitchen/Dining Room
Utility Room
Principal Bedroom with Ensuite * Two Double Bedrooms
Family Shower Room

Enclosed Garden * Garage * Off Road Parking
Communal Garden * Communal Tennis Court



ATTRACTIVE SINGLE STOREY PROPERTY

This attractive single storey property forms part of the Ranters Oak hamlet, on the outskirts of Rolvenden. The property provides light-filled, versatile accommodation with an enclosed private garden, and use of the communal garden and tennis court available to the properties within the hamlet.

The accommodation consists of an entrance hall, a double aspect sitting room with fireplace and doors to the garden, kitchen/dining room and utility room forming the living space. There is a double aspect principal bedroom with doors to the garden and an ensuite bath/shower room, and two further double bedrooms with a family shower room.

Outside, there is an enclosed private garden which is laid to lawn interspersed with mature trees, established flower and shrub beds and bordered with mature hedging. There is an elevated paved terrace and vegetable garden with greenhouse.

As part of the hamlet, the property use of the communal gardens and the tennis court. There is a garage which is enbloc and off-road parking.



ROLVENDEN

Rolvenden provides a village store with post office, garage with fuel, three pubs 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.

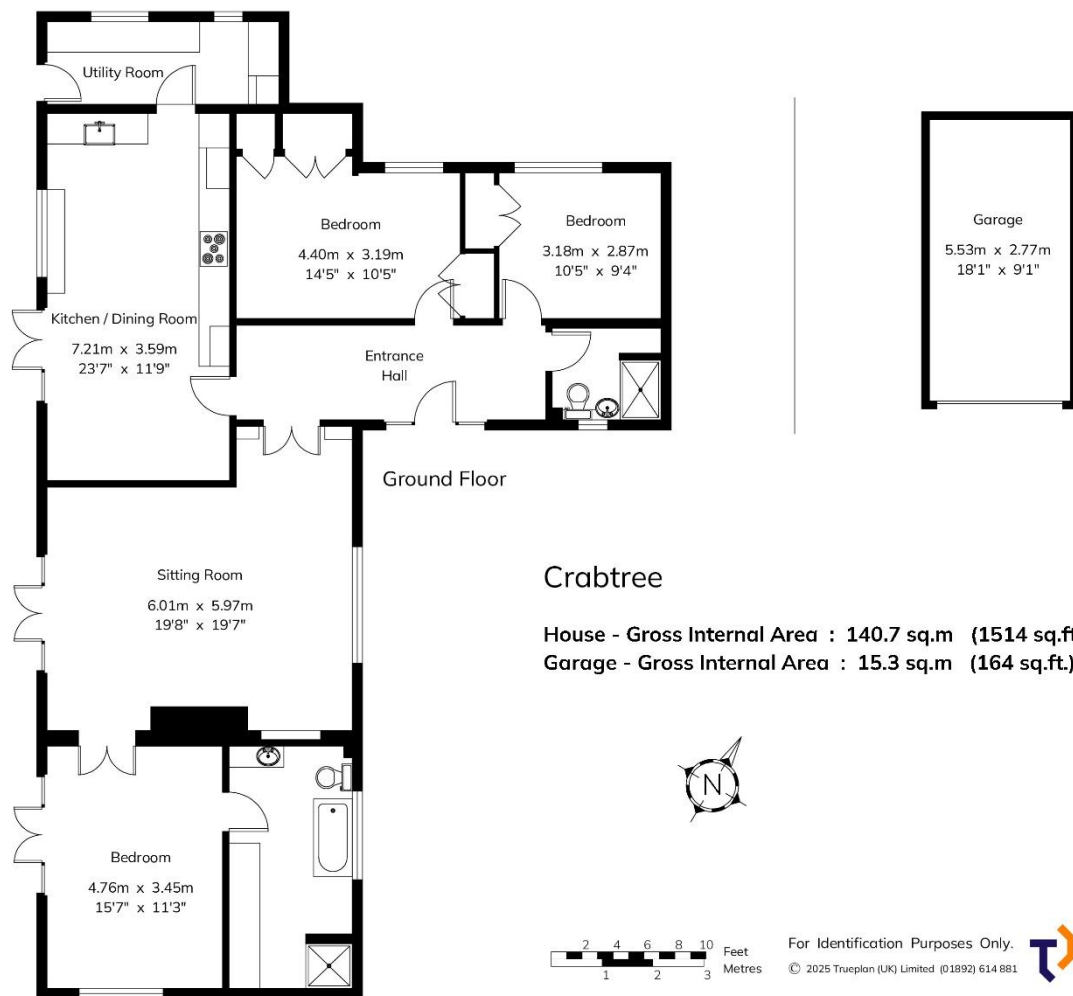
Within Rolvenden there are numerous sporting facilities in the form of tennis courts, cricket green and football pitches.

SCHOOLS AND CONNECTIONS

There are many excellent private and state schools for children of all ages in the area, and this property is not only located within the sought-after Cranbrook School Catchment Area but is also close to the local Rolvenden Primary and Pre-Schools.

Mainline stations to London are available from Ashford (approx. 35 mins), Headcorn and Staplehurst.





SERVICES

All mains utilities connected. Gas fired central heating.

Ashford Borough Council - Council Tax Band E

EPC Rating: D

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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