

ROLVENDEN LAYNE

KENT



Frogs Lane, Rolvenden Layne Kent TN17 4NH

Surrounded by countryside and set within well tended, mature gardens on a tranquil country lane, in the sought after hamlet of Rolvenden Layne, this delightful Grade II Listed cottage, designed by Sir Edwin Lutyens, was once part of the Great Maytham Hall Estate.

Presented in immaculate order throughout, the accommodation consists of a double aspect sitting room with log burning stove and French shutters leading to the garden room, a double aspect kitchen/breakfast room with Aga and pantry, study, master bedroom, two further double bedrooms and a family bath and shower room.

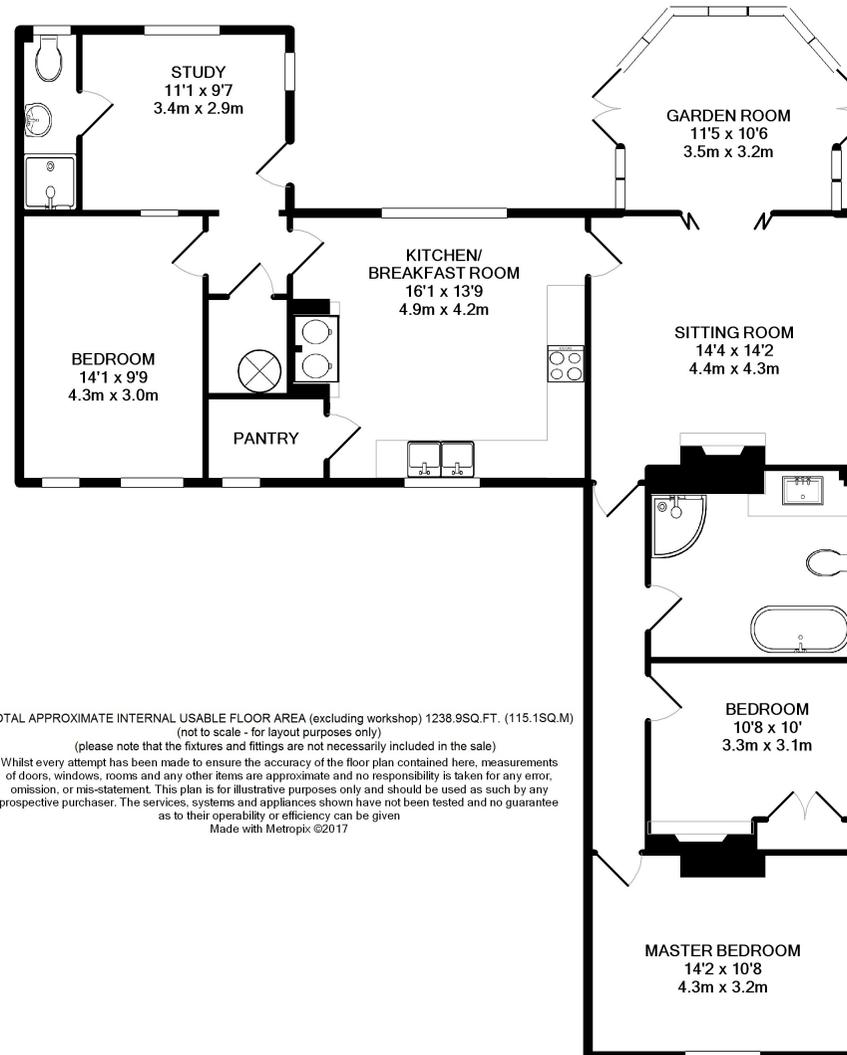
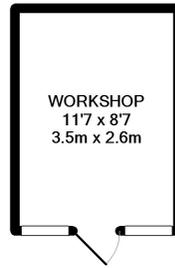
The charming gardens are laid to lawn with mature well stocked flower and shrub beds and a variety of apple trees, there is also a paved terrace ideal for outside entertaining. The garden is bordered with sculpted hedging on two sides with a gate opening onto the parking which leads to the oak cart lodge. A workshop and green house are also situated within the garden.

- Delightful Grade II Listed Cottage
- Charming Countryside Setting
- Sitting Room with Fireplace
- Garden Room and Study
- Kitchen/Breakfast Room with Pantry
- Master Bedroom
- Two Further Double Bedrooms
- Family Bath and Shower Room
- Workshop and Double Cart Lodge









TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (excluding workshop) 1238.9SQ.FT. (115.1SQ.M)
(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 floor plan 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

Mains water, electricity, gas and drainage.

EPC Rating: n/a

Ashford Borough Council - Council Tax Band E

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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