

ROLVENDEN KENT



TENTERDEN ROAD, ROLVENDEN, KENT TN17 4JP

Detached Family Home with Views

Sitting Room * Dining Room * Study * Kitchen/Breakfast/Family Room
Utility Room * Shower Room * Cloakroom

Master Bedroom with Juliette Balcony * Two Further Bedrooms
Family Bath and Shower Room

Enclosed Garden * Elevated Terrace * Garage * Off Road Parking

Enjoying stunning far reaching views over the adjoining countryside, this recently extended detached family home is on the outskirts of the popular village of Rolvenden.

The light and contemporary accommodation consists of a double aspect sitting room with roof lantern, a dining room with bay window, double aspect kitchen/breakfast/family room with doors to the garden, utility room, shower room and cloakroom on the ground floor.

On the first floor there is a master bedroom with Juliette balcony, two further double bedrooms and a family bath and shower room.

Outside the drive provides ample off road parking and leads to the detached garage. The enclosed garden to the rear is laid predominantly to lawn with an ornamental pond, well stocked flower and shrub beds, an elevated terrace from which to enjoy the stunning far reaching views and a partially walled paved terrace. There is also an enclosed vegetable garden and a variety of trees within the garden.

Harpers and Hurlingham

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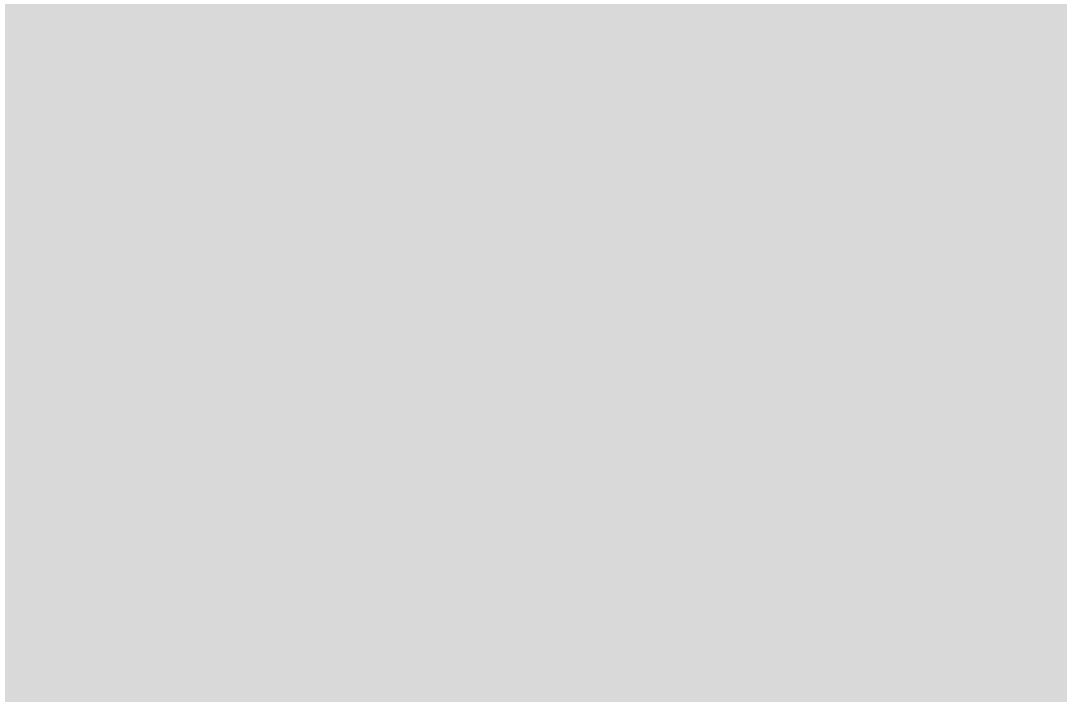


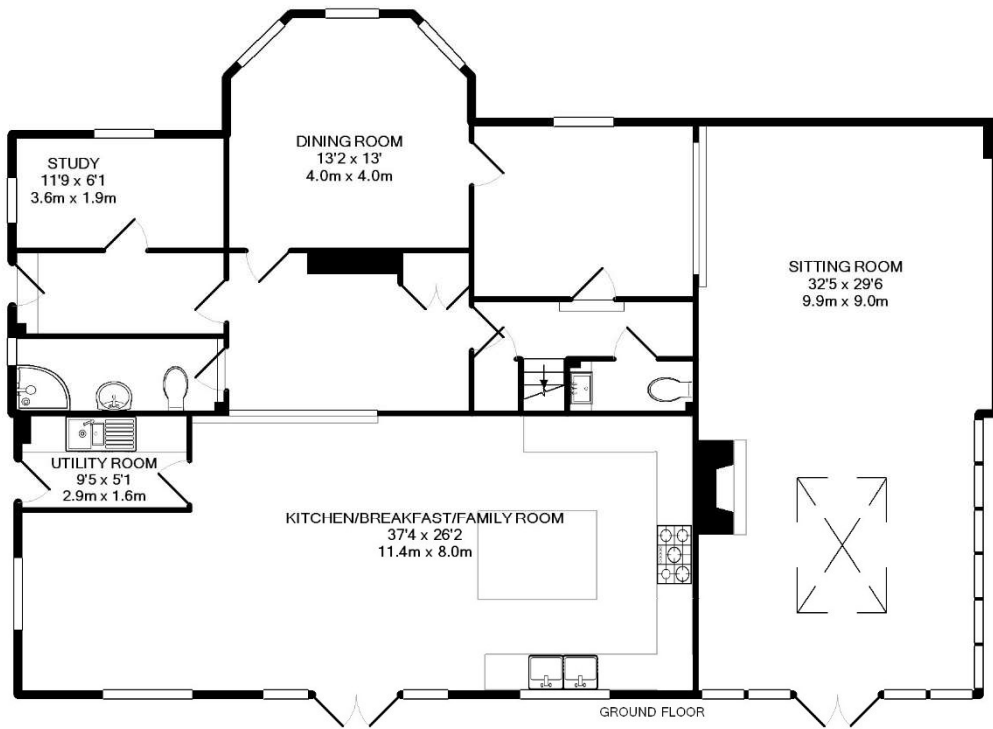
This detached property is situated on the outskirts of the village of Rolvenden offering a village store, public houses and village hall where a Farmers market is held weekly.

The picturesque Town of Tenterden is a short drive. The tree lined High Street offers a comprehensive range of shops including Waitrose and Tesco Supermarkets, Cafe Bars and Restaurants.

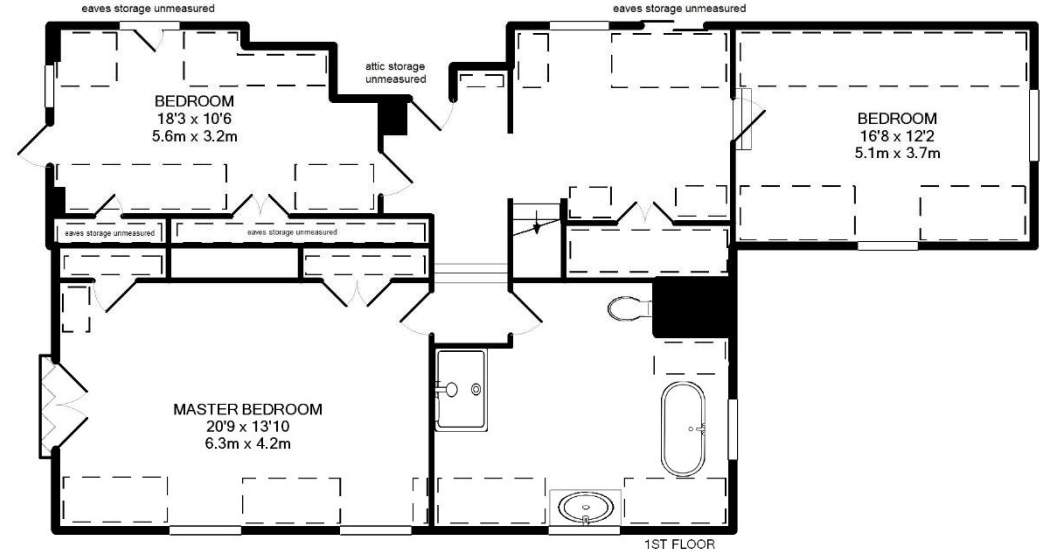
Locally there are a number of sporting facilities including a leisure centre and several golf courses.

Mainline Rail Services to London Charing Cross, London Bridge and Cannon Street are available from Headcorn and Ashford.





TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 2802.9SQ.FT. (260.4SQ.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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Energy Performance Certificate

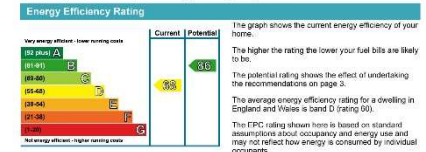
Swiss Cottage, Tenterden Road, Rolvenden, CRANBROOK, TN17 4JP
 Dwelling type: Detached house Reference number: 8805-1893-2729-5227-8353
 Date of assessment: 21 July 2015 Type of assessment: RdSAP existing dwelling
 Date of certificate: 28 July 2015 Total floor area: 263 m²

Use this document to:
 * Compare current ratings of properties to see which properties are more energy efficient
 * Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,093
Over 3 years you could save:	£ 1,131

	Current costs	Potential costs	Potential future savings
Lighting	£ 477 over 3 years	£ 321 over 3 years	You could save £ 1,131 over 3 years
Heating	£ 5,183 over 3 years	£ 4,188 over 3 years	
Hot Water	£ 433 over 3 years	£ 243 over 3 years	
Total	£ 6,093	£ 4,692	

These figures show how much the average household would spend in this property for heating, lighting and hot water, and is not based on energy used by individual households. This excludes energy used for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Rooms in-roof insulation	£1,500 - £2,700	£ 681	
2. Internal or external wall insulation	£4,000 - £14,000	£ 318	
3. Low energy lighting for all fixed outlets	£70	£ 129	

See page 3 for a full list of recommendations for this property.
 For full details about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may assist you to make your home warmer and cheaper to run.

SERVICES

Mains electricity, gas and water.

Ashford Borough Council - Council Tax Band F

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

