



'Our Focus Determines Your Reality'



Rolvenden  
Kent  
TN17 4LP



Sitting Room \* Dining Room \* Kitchen

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Master Bedroom \* Two Further Bedrooms  
Family Bathroom

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Attic with Natural Light

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Attractive Garden \* Opportunity to Create Off Road Parking



## ATTRACTIVE GRADE II LISTED COTTAGE

This attractive Grade II Listed cottage is believed to date from the 19th Century and offers light filled accommodation, sitting in an easy maintenance garden in the sought after village of Rolvenden and is sold with the benefit of no onward chain.

The accommodation consists of a double aspect sitting room with fireplace and doors to the garden, a dining room with period fireplace and fitted kitchen on the ground floor. On the first floor there is a double aspect master bedroom, two further bedrooms and a family bathroom. The attic is accessed via a remote control which lowers a loft ladder and subject to the necessary planning consents could be developed to create further accommodation.

Outside there is an enclosed low maintenance garden with textured areas of paved terrace, herringbone brick terrace and gravel. There is a garden store and mature trees within the garden. Once again subject to any necessary requirements it could be possible to create off road parking within the garden.



## ROLVENDEN

The village of Rolvenden offers 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.

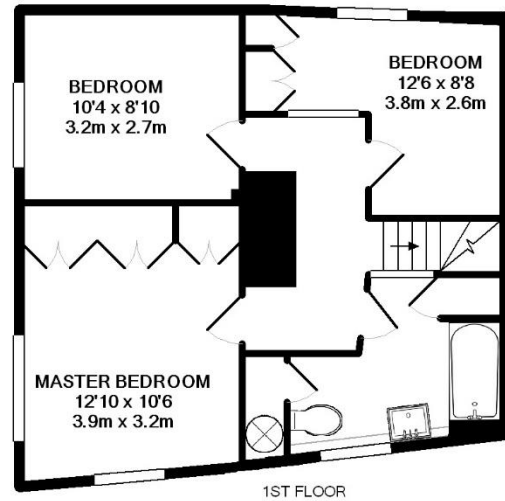
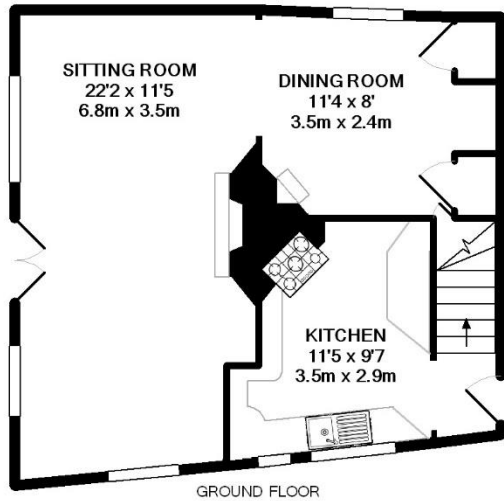
Locally there are a number of sporting facilities including a leisure centre and several golf courses.

## SCHOOLS AND CONNECTIONS

In addition to Cranbrook School, there are other excellent schools in the area, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.

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





TOTAL APPROXIMATE INTERNAL FLOOR AREA (attic not included) 872.9SQ.FT. (81.1SQ.M)  
(not to scale - for layout purposes only)

(no guarantee is given to the square footage of the property, the figure given is for initial guidance 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

All mains utilities connected.

There is a right of way across the garden for the neighbours and the cottage has a right of pedestrian and vehicular access across the adjoining drive.

EPC Rating: n/a

Ashford Borough Council - Council Tax Band 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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