

# ROLVENDEN LAYNE

KENT



## Thornden Lane Rolvenden Layne Kent TN17 4PR

Oozing with character and benefiting from period features such as exposed beams and inglenook fireplaces, this charming Grade II Listed cottage occupies a country lane position in the sought after Hamlet of Rolvenden Layne.

The accommodation consists of an entrance hall, a double aspect dining room with inglenook fireplace, a sitting room with inglenook fireplace, a kitchen/breakfast room with a pantry and door to the garden.

On the first floor there are two double bedrooms, one benefits from a bathroom with the other benefiting from a shower room. Separate staircases lead to each of the bedrooms.

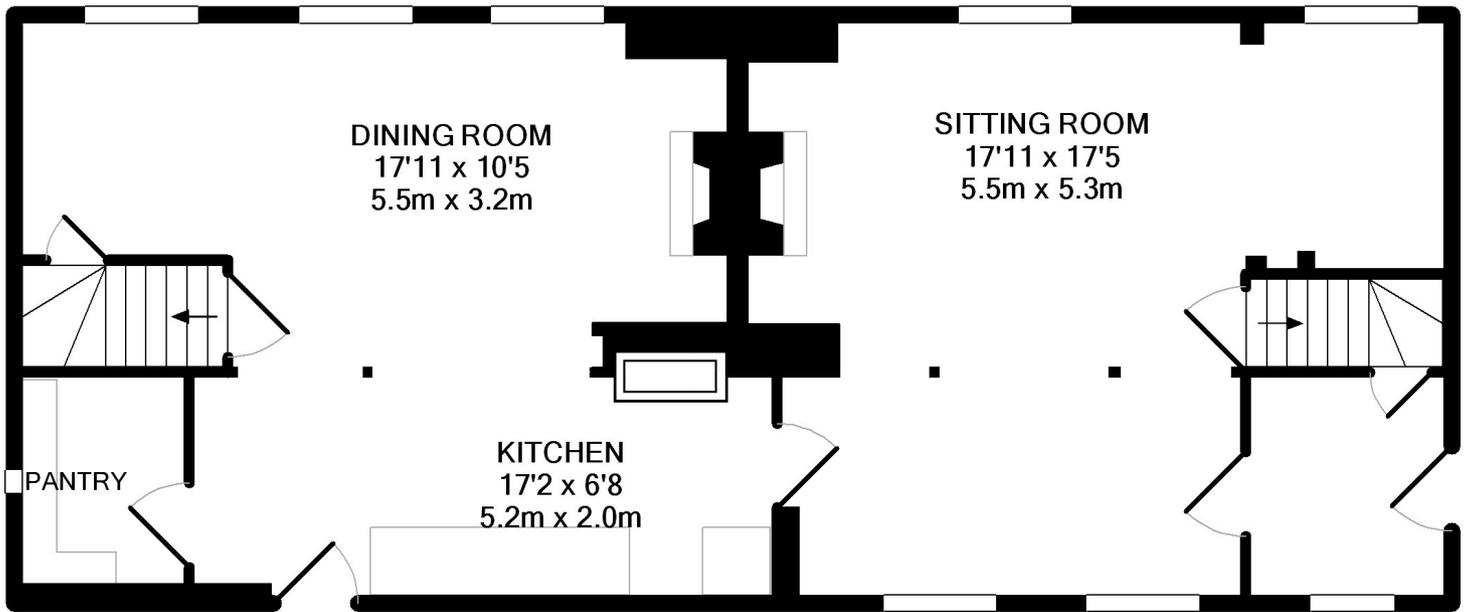
Outside gates open on to a driveway that leads to the detached garage and provides off road parking. The garden to the front is laid to lawn bordered with mature hedgerow and mature shrubs. To the rear there is a brick and stone terrace. The garden is laid extensively to lawn interspersed with well stocked flower and shrub beds and bordered with mature hedgerow.

- Charming Grade II Listed Cottage
- Sitting Room with Inglenook
- Dining Room with Inglenook
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Bathroom and Shower Room
- Enclosed Gardens
- Garage and Off Road Parking

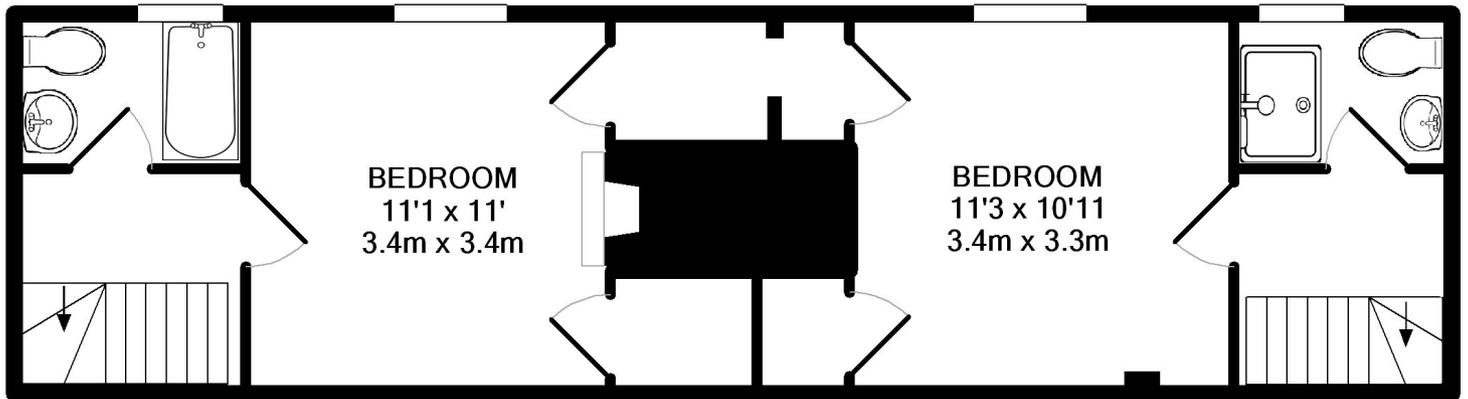








GROUND FLOOR



1ST FLOOR

TOTAL APPROXIMATE USABLE INTERNAL FLOOR AREA 1009.6SQ.FT. (93.8SQ.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 electricity, water and drainage. Night storage heaters.

EPC Rating: n/a

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.



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