



'Our Focus Determines Your Reality'



High Street
Rolvenden
Kent
TN17 4LS



Entrance Hall * Sitting Room * Dining Room * Study * Snug
Kitchen * Utility Room * Cloakroom

Principal Bedroom Suite * Three Further Double Bedrooms
Family Bathroom

Garden and Grounds approximately 0.23 Acres
Double Garage * Off Road Parking



ATTRACTIVE GRADE II LISTED FAMILY HOME

Believed to date from the mid-1500s with later additions and a Georgian facade, this attractive Grade II Listed family home combines character features such as sash windows and fireplaces with the convenience of modern living and is complemented by a delightful enclosed garden.

The accommodation consists of an entrance hall, a double aspect sitting room with doors to the garden, a dining room with inglenook fireplace and log burning stove, a double aspect snug, a double aspect study with fireplace, kitchen, utility room and cloakroom on the ground floor.

On the first floor there is a triple aspect principal bedroom suite comprising a double bedroom, dressing room and shower room, two further double bedrooms both with built-in storage and a family bathroom. On the second floor there is a further double bedroom.

Outside the garden and grounds total approximately 0.23 acres. The drive leads to the detached double garage. The veranda looks over the enclosed garden which is laid predominantly to lawn with well-stocked flower and shrub beds and manicured hedging. To the front of the house there is a picket fence and mature hedging.



ROLVENDEN

Rolvenden provides a Village Store and Post Office, Museum and Pub 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.

A great attraction is the Kent and East Sussex Railway as the steam trains wend their way round the village.

SCHOOLS AND CONNECTIONS

There are many excellent private and state schools for children of all ages in the area, and this property is located within the sought after Cranbrook School Catchment Area.

Mainline Rail Services are available from Headcorn, Staplehurst and Ashford International. Nearby the A21 just outside Goudhurst gives access to the Motorways.

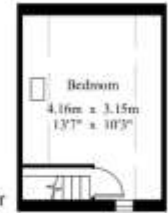




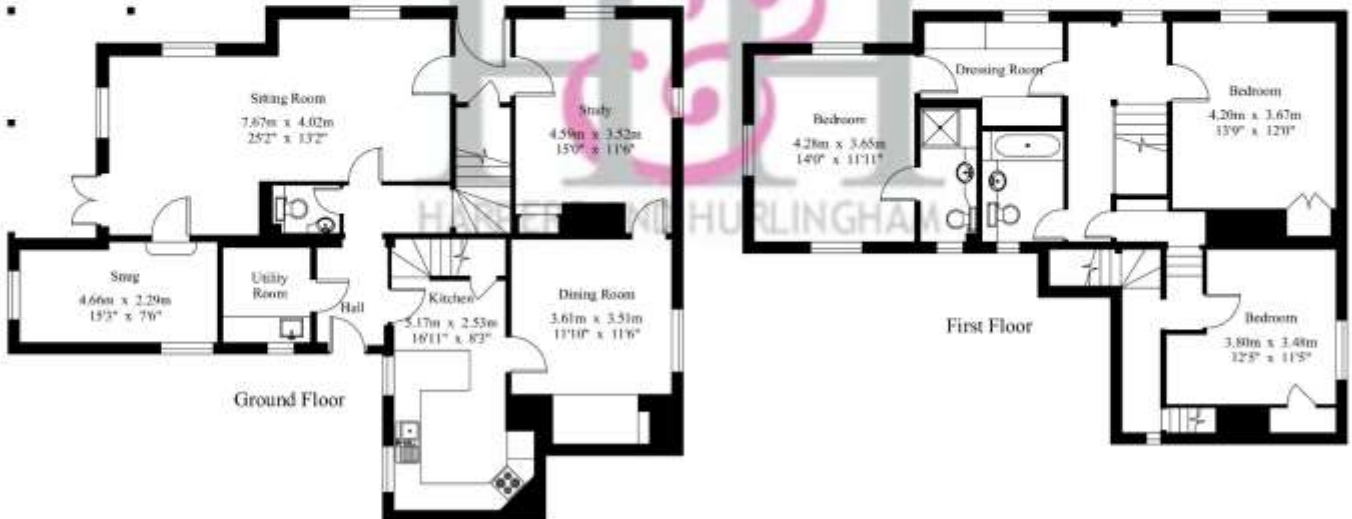
----- Restricted Height

The Old School House

Gross Internal Area : 208.8 sq.m (2,248 sq.ft.)
(Excluding Garage)



Second Floor



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SERVICES

All mains services connect. Gas fired central heating. Broadband speed 80mbps.

EPC Rating: n/a

Ashford Borough Council - Council Tax Band G

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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