



'Our Focus Determines Your Reality'



Maytham Road
Rolvenden
Kent
TN17 4QA



Entrance Hall * Drawing Room * Sitting Room * Dining Room
Kitchen/Breakfast Room * Utility Room * Cloakroom

Principal Bedroom with Ensuite * Three Further Double Bedrooms
Bedroom/Dressing Room * Family Bath/Shower Room

Garden and Grounds approximately 1 Acre
Study with Shower Room * Office/Gym/Garage/Green House
Off Road Parking



QUINTESSENTIAL KENTISH FARMHOUSE

This quintessential Kentish farmhouse is believed to date from the 18th century and enjoys stunning views across the valley. The farmhouse is full of period features from exposed beams to inglenook fireplaces and provides character with the convenience of modern living. Sitting in charming grounds of approximately 1 acre, the property benefits from a detached office/gym/garage/greenhouse and a detached brick built study.

Presented in immaculate order throughout, the accommodation consists of an entrance hall, a drawing room with inglenook fireplace and log burning stove, a sitting room, similarly with fireplace and log burning stove, a dining room with door to the garden, kitchen/breakfast room with door to outside, utility room and cloakroom on the ground floor.

On the first floor there is a principal bedroom with ensuite shower room, three further double bedrooms, two of which are double aspect, a bedroom/dressing room and a family bath/shower room.

Outside a drive provides ample off road parking and leads to the garage which is attached to a gym and a home office together with a green house. The gardens are well-established with mature planting, a vegetable garden including fruit cage and paved terraces. Within the garden there is a charming detached brick study complete with shower room.



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.

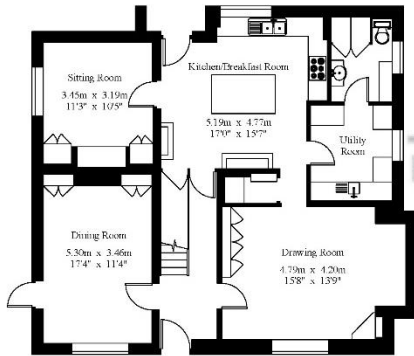
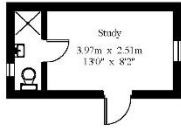
Mainline Rail Services are available from Headcorn, Staplehurst and Ashford International. Nearby the A21 just outside Goudhurst gives access to the Motorways.



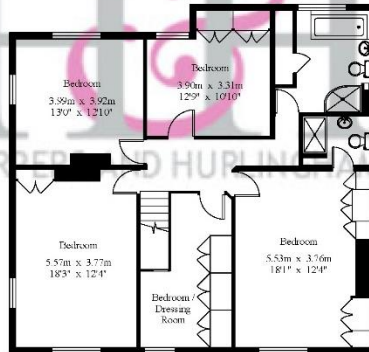
Maytham Farmhouse



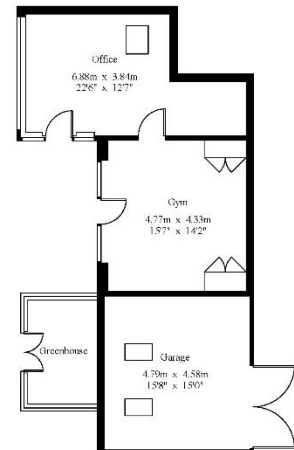
Gross Internal Area - House : 221.3 sq.m (2,382 sq.ft.)
Gross Internal Area Garage/Office/Gym : 65.9 sq.m (709 sq.ft.)
Gross Internal Area - Study : 12.6 sq.m (136 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.
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SERVICES

Mains electricity and water. Oil fired central heating. Klargester Treatment Plant. Starlink satellite system download over 100mbps.

EPC Rating: n/a

Ashford Borough Council - Council Tax Band G

Right of vehicular and pedestrian access over adjoining property.

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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