



'Our Focus Determines Your Reality'



12 THORNDEN COURT
Thornden Lane
Rolvenden Layne
Kent
TN17 4PS



Guide Price £545,000

Entrance Hall * Kitchen/Dining/Sitting Room

Principal Bedroom with Ensuite
Two Further Bedrooms * Family Bathroom

Enclosed Garden * Garage * Off Road Parking



DELIGHTFUL MEWS STYLE COTTAGE

Believed to date from the 1900s and occupying a tucked away exclusive courtyard location in the sought after hamlet of Rolvenden Layne, this delightful mews style cottage was converted from a former stable block and, full of character, provides quirky upside down living.

The accommodation consists of on the first floor of an open-plan vaulted sitting room leading through to a kitchen/dining room and incorporates exposed beams and brickwork into the decoration.

On the ground floor an entrance hall leads to a principal bedroom with ensuite shower room, two further double bedrooms, one with doors to the terrace and a family bathroom.

No.12 is approached through an archway onto a paved communal courtyard with planted central feature. The enclosed garden to the rear is laid predominantly to lawn with a paved terrace and flower beds. A gate in the hedge opens onto a driveway providing additional access to the garden. The cottage benefits from an enbloc garage and there is communal residents parking available.



ROLVENDEN LAYNE

Rolvenden Layne is a hamlet in the parish of Rolvenden.

Rolvenden provides a Village Store and Post Office 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.

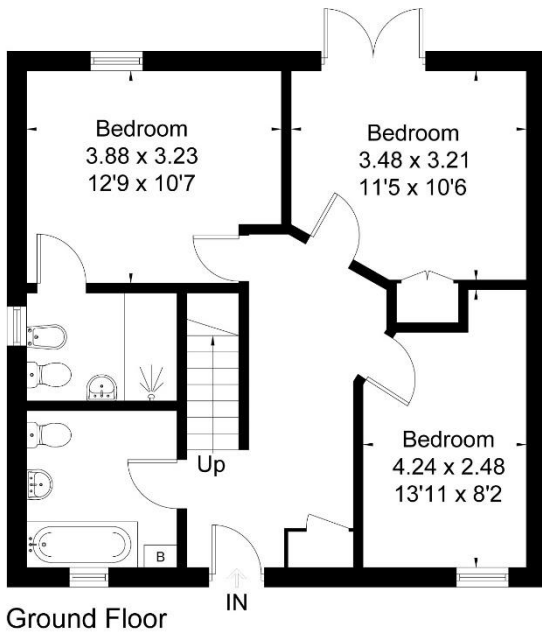
SCHOOLS AND CONNECTIONS

There are a number of well-regarded public and state schools available in the area.

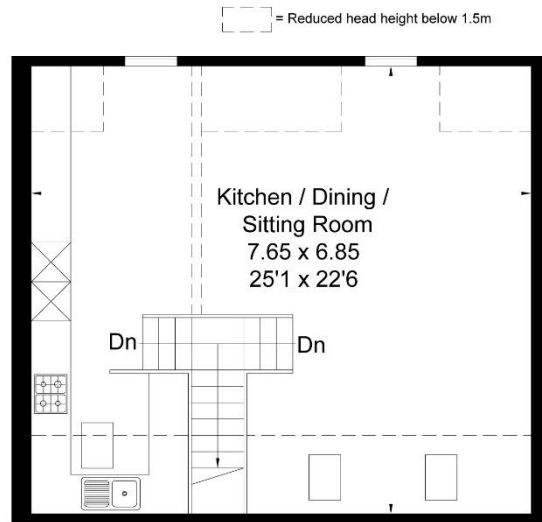
Mainline stations to London are available from Ashford (approx. 35 mins), Headcorn and Staplehurst.



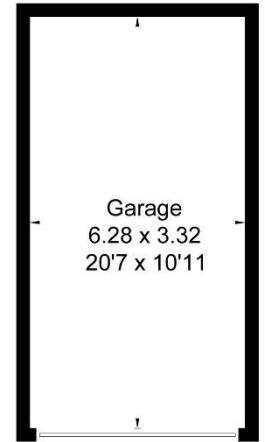
Approximate Area = 110.8 sq m / 1192 sq ft
Garage = 20.8 sq m / 224 sq ft
Total = 131.6 sq m / 1416 sq ft
Including Limited Use Area (12.8 sq m / 138 sq ft)



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 311946



SERVICES

Mains electricity, gas and water. Mains drainage with a pump located in garden of No. 12, all servicing and maintenance is covered by Southern Water at no cost to the residents.

EPC Rating: C – full details available on request.

Management Company run by Residents for upkeep of the lane and common areas, £65 per month.

Ashford Borough Council - Council Tax Band E

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

DIRECTIONS

With our Office in Cranbrook on the right, continue down Stone Street, turn right onto The Hill. Turn right into Tilsden Lane, at the 'T' junction, turn left onto Cranbrook Road. Continue through the village to the 'T' junction, turn right then left onto High Street, signposted Rolvenden Layne. In Rolvenden Layne turn right into Thornden Lane, Thornden Court is on the right hand side.



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