



'Our Focus Determines Your Reality'



HALDEN FIELD
Rolvenden
Kent
TN17 4BX



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

Principal Bedroom with Ensuite * Three Further Bedrooms
Family Bathroom

Enclosed Garden * Garage * Off Road Parking
Far Reaching Countryside Views * Cranbrook School Catchment



ATTRACTIVE DETACHED FAMILY HOME

Occupying an enviable position with views across open farmland that backs onto the garden, and an open green to the front, this attractive detached family home is part of a modest forty home, modern development on the outskirts of the village of Rolvenden. The well-proportioned rooms provide spacious family accommodation presented in immaculate order throughout and completed in 2020 the property benefits from the remainder of a 10 year NHBC building warranty and is being offered chain free.

The accommodation consists of an entrance hall, sitting room, kitchen/dining room with door to the terrace, utility room and cloakroom on the ground floor.

On the first floor there is a principal bedroom with ensuite shower room and built-in storage, two further double bedrooms, an additional good size single and a family bathroom.

Outside there is an attractive area of garden bordering a brick driveway which provides off road parking and leads to the attached garage, a door from the garage opens onto the terrace ideal for entering the kitchen/dining room. The enclosed garden is laid predominantly to lawn with areas of terracing, ideal for outside entertaining.



ROLVENDEN

Rolvenden provides a village store with post office, garage with fuel, three pubs 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.

Within Rolvenden there are numerous sporting facilities in the form of tennis courts, cricket green and football pitches.

SCHOOLS AND CONNECTIONS

There are many excellent private and state schools for children of all ages in the area, and this property is not only located within the sought-after Cranbrook School Catchment Area but is also close to the local Rolvenden Primary and Pre-Schools.

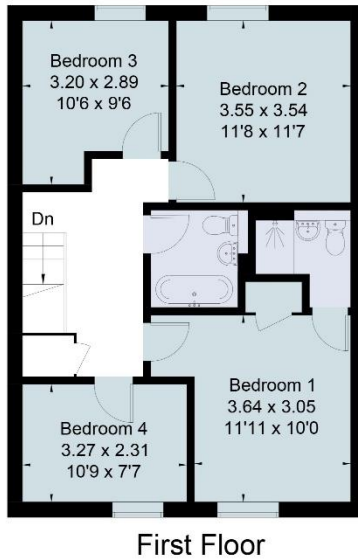
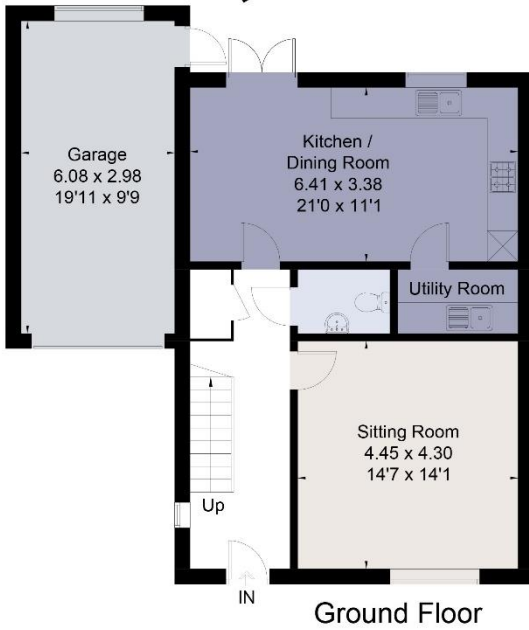
Mainline stations to London are available from Ashford (approx. 35 mins), Headcorn and Staplehurst.



Approximate Floor Area = 120.7 sq m / 1299 sq ft
Garage = 18.3 sq m / 197 sq ft
Total = 139.0 sq m / 1496 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com 62566



SERVICES

All mains utilities connected. Gas fired central heating.

Ashford Borough Council - Council Tax Band F

EPC Rating: B – full details available on request

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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