



‘Our Focus Determines Your Reality’





HALDEN FIELD  
Rolvenden  
Kent  
TN17 4BX



Entrance Hall \* Sitting Room \* Study \* Kitchen/Dining/Family Room  
Utility Room \* Cloakroom

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Principal Bedroom with Ensuite  
Four Further Double Bedrooms, One Ensuite  
Family Bath/Shower Room

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Enclosed Garden \* Garage/Gym \* Off Road Parking



## ATTRACTIVE DETACHED FAMILY HOME

This stylish property, completed in 2019, occupies an enviable position, with open countryside to the rear, as one of forty properties in a sought-after modern development on the outskirts of the village of Rolvenden.

Presented in immaculate order throughout, the well-proportioned accommodation consists of an entrance hall, a double aspect sitting room, a study, stunning double aspect kitchen/dining/family room with two sets of double doors to the terrace and a utility room with door opening into the garage, part of which has been converted into a gym. A cloakroom completes the ground floor.

On the first floor there is a principal bedroom with ensuite shower room and a dressing area, a guest bedroom with ensuite shower room, two further double bedrooms, and a family bath/shower room.

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 into the garden to the rear. To the front of the house two well-stocked flower and shrub beds border the path leading to the front door whilst the enclosed garden to the rear is laid predominantly to lawn with an elevated terrace, a further paved terrace and a summerhouse.





## 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.

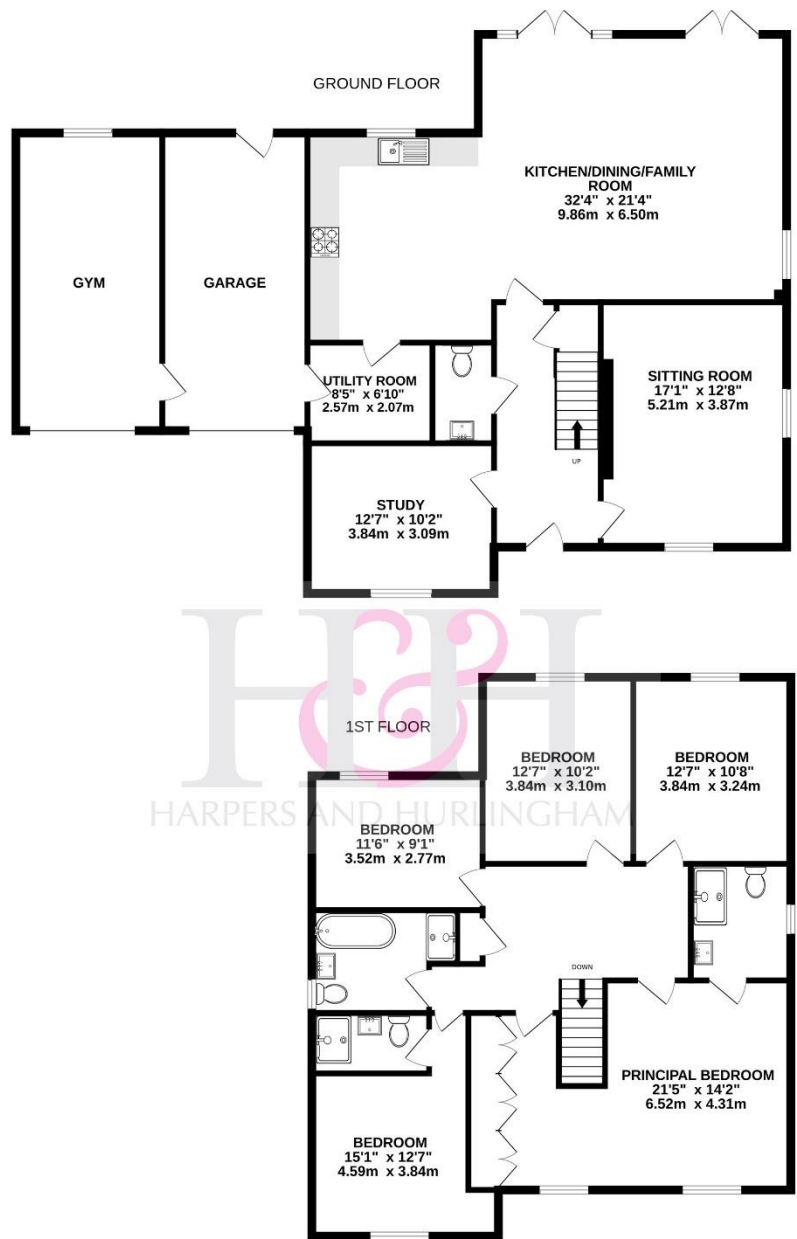
## SCHOOLS AND CONNECTIONS

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.







TOTAL APPROXIMATE INTERNAL FLOOR AREA (excluding Garage/Gym) 2,172SQ. FT. (201.8SQ. M.)  
(no guarantee is given to the square footage of the property; the figure shown is for initial guidance)  
(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 floorplan 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

All mains utilities connected. Gas fired central heating. Fibre connected to the house.

Ashford Borough Council - Council Tax Band G

EPC Rating: B – full details available on request

Annual service charge for communal areas £672.

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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