

**RUSH  
WITT &  
WILSON**



**10 Gatefield Cottages, Rolvenden, Kent TN17 4JH  
Offers In Excess Of £500,000**

**Rush Witt & Wilson are pleased to offer this extensively renovated and extended semi-detached family home located within the popular village of Rolvenden.**

**Having been completely transformed by the current owners the well proportioned accommodation is arranged over two floors comprising of a living room with log burning stove, impressive kitchen/breakfast room, dining room with bi-fold doors offering direct access to the garden, cloakroom and family room on the ground floor. On the first floor are four bedrooms, the main with en-suite bathroom and the family shower room. Outside the property benefits from an enclosed rear garden and driveway parking to the front for a number of cars.**

**An internal inspection of this stunning home is highly recommended, please call our Tenterden Branch on 01580 762927 for further information.**



## Living Room

14'7 max x 13'6 (4.45m max x 4.11m)

With part decorative glazed entrance door and bay window to the front elevation, exposed brick feature fireplace with slate tiled hearth and inset log burning stove, recessed ceiling spot lights, under floor heating, Bluetooth ceiling speaker system, recessed cedar clad log store/store area and opening leading through to:

## Dining Room

15'7 x 10'7 (4.75m x 3.23m)

With bi-fold doors to the rear elevation allowing access through to the garden, tiled flooring with under floor heating, recessed ceiling spot lights and oak door leading to:

## Family Room

12'3 x 10'7 (3.73m x 3.23m)

Extremely versatile room currently being utilised as a home gym with glazed double doors to the rear elevation, recessed ceiling spot lights and under floor heating.

## Kitchen/Breakfast Room

19'2 max x 14'8 (5.84m max x 4.47m)

Being extensively fitted with a range of grey shaker style cupboard and drawer base units, matching wall mounted cupboards with under cabinet lighting, complementing woodblock work surface with matching splash-backs and inset sink/drainage unit, inset NEFF electric hob with glass back plate and extractor canopy above, upright unit housing integrated NEFF double oven, integrated slimline dishwasher, integrated fridge/freezer, integrated wine cooler, intergraded washing machine, fitted breakfast bar, wooden flooring with under floor heating, recessed ceiling spot lights, windows the side elevation and front elevations, part obscured glazed door to the side elevation allowing access to the garden, Bluetooth ceiling speaker system, cupboard housing wall mounted gas fired glow worm boiler, stairs rising to the first floor with fitted storage cupboard beneath, opening through to the living room and door to:

## Cloakroom

Fitted with a white low level W.C with combined wash-hand basin, feature tiled wall, wooden flooring, recessed ceiling

spot lights and obscured glazed window to the side elevation.

## First Floor

### Landing

With stairs rising from the kitchen/breakfast room, access to loft space, recessed ceiling spot lights and oak doors to:

### Bedroom 1

11'10 x 14'7 max (3.61m x 4.45m max)

With window to the front elevation enjoying a pleasant view across to road to open farmland, recessed ceiling spot lights, wall mounted vertical radiator and oak door to:

### En-Suite Bathroom

Fitted with a modern white suite comprising low level W.C, grey vanity unit with inset wash-hand basin with fitted cupboard beneath, panelled bath with mixer tap, shower above and fitted screen, heated towel rail, part tiled walls, tiled flooring with under floor heating, recessed ceiling spot lights and obscured glazed window to the side elevation.

### Bedroom 2

13'1 x 10'9 (3.99m x 3.28m)

With window to the rear elevation, recessed ceiling spot lights and radiator.

### Bedroom 3

10'6 x 8'1 (3.20m x 2.46m)

With window to the front elevation enjoying a pleasant view across to road to open farmland, recessed ceiling spot lights and radiator.

### Bedroom 4

9'2 x 6'11 (2.79m x 2.11m)

With window to the rear elevation, recessed ceiling spot lights and radiator.

### Shower Room

Fitted with a modern suite comprising low level W.C, wall mounted vanity unit with counter top wash-hand basin with fitted draw beneath, large walk-in shower with electronic auto temperature control power shower and fitted glass screen,

heated towel rail, backlit mirror, recessed ceiling spot lights, window to the rear elevation, fully tiled walls and flooring,

## Outside

### Garden

To the front an extensive cotswold chippings driveway provides off road parking/turning space for a number of cars with an area of lawn to one side and a slate chipping pathway giving access to the front door and side gate access leading to:

The rear garden is predominately laid to lawn with a selection of raised sleeper beds and gravelled pathways leading to a decked seating area with hot tub offering a perfect space for outside dining and entertaining, there is a range of outside lighting and a timber garden store.

### Agent Note

Council Tax Band:

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.

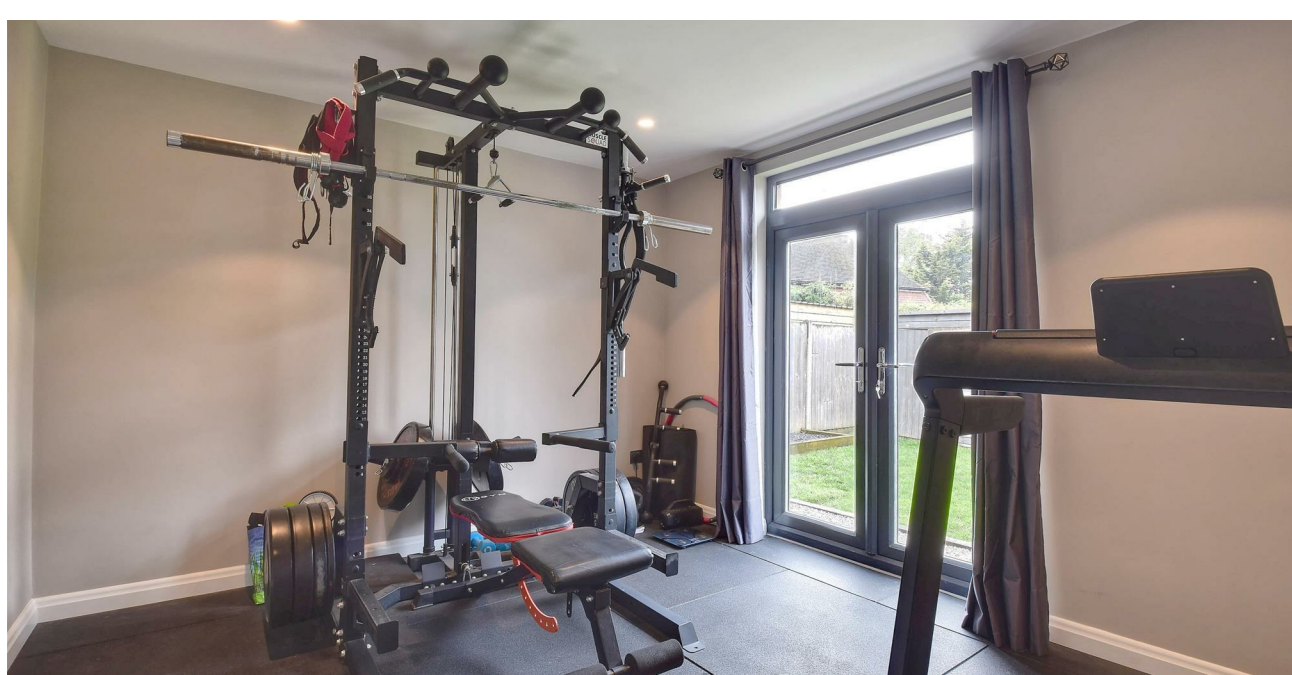
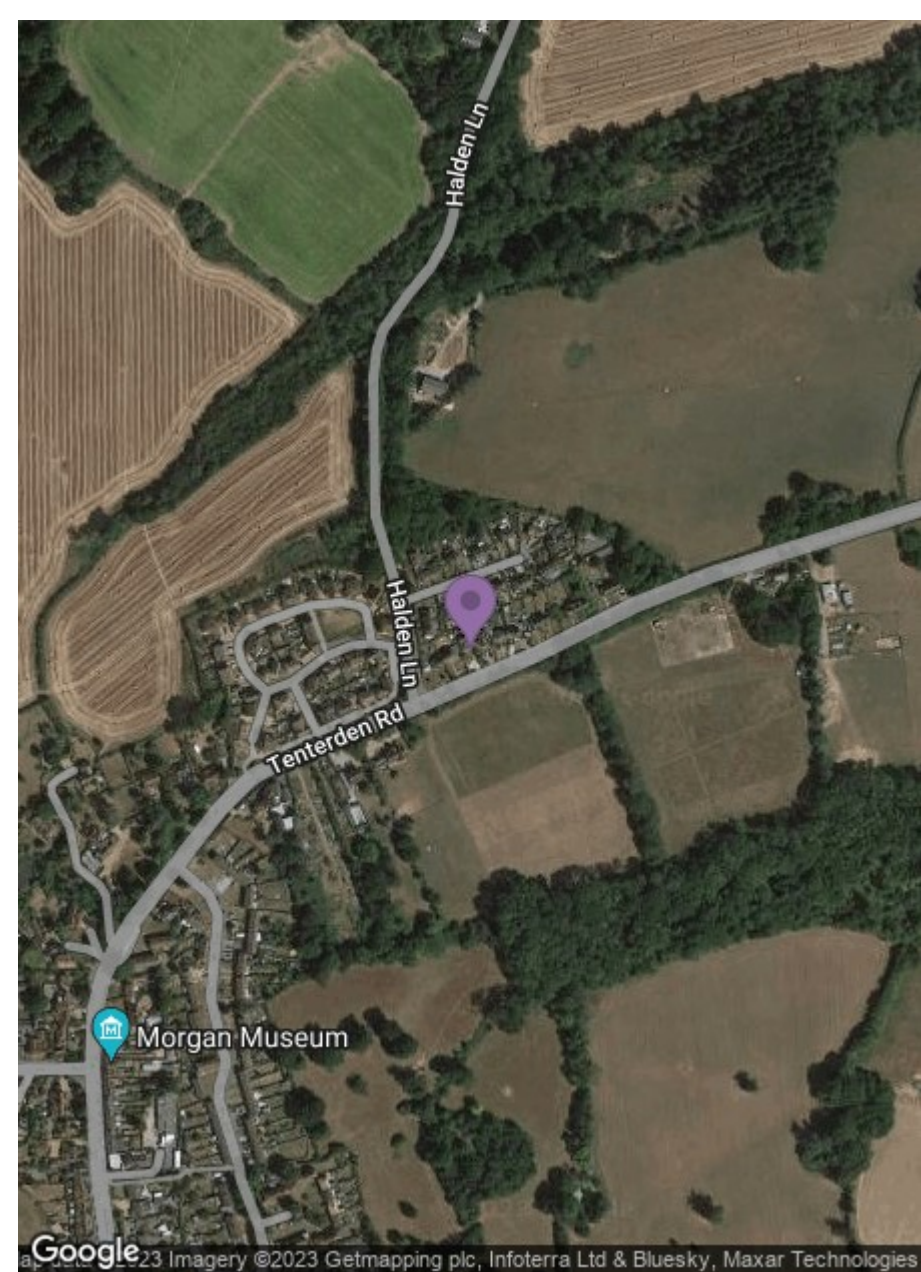




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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