

**RUSH  
WITT &  
WILSON**



**Pilgrims Rest Maytham Road, Rolvenden Layne, Kent TN17 4NS  
Offers In The Region Of £549,950**

**Rush Witt & Wilson are pleased to offer this attractive detached family home located in the heart of the highly sought after rural hamlet of Rolvenden Layne, enjoying impressive views over adjoining farmland to the rear.**

**The accommodation offers scope to enhance/modernise and is arranged over two floors comprising of an entrance hallway, cloakroom, kitchen/breakfast room, living room with feature fireplace and dining room with adjoining sun room on the ground floor. On the first floor are four bedrooms and the family bathroom. Outside the property offers a paved driveway, integral single garage and small gardens to the front, side and rear, the latter enjoying an southerly aspect and enjoying delightful rural views. Offered to the market CHAIN FREE.**

**For further information and to arrange a viewing please call our Tenterden office on 01580762927**



### **Entrance Hallway**

With part glazed entrance door to the front elevation, stairs rising to the first floor, radiator with decorative wooden cover, doors through to the kitchen/breakfast room and living room. Further door to:

### **Cloakroom**

Fitted with a suite comprising low level W.C and corner wall mounted wash-hand basin with tiled splash-back, access to a generous under stairs storage cupboard.

### **Living Room**

18'5 x 13'1 max (5.61m x 3.99m max)

Being double aspect with attractive bay window to the front and further window to the side elevation, exposed brick feature fireplace, two radiators and glazed double doors opening through to:

### **Dining Room**

13'7 x 7'8 (4.14m x 2.34m)

With door through to the kitchen/breakfast room, radiator and archway through to:

### **Sun Room**

12'11 x 7'6 (3.94m x 2.29m)

With a range of full height windows enjoying impressive rural views over the adjoining farmland to the rear and two glazed doors allowing access to the garden.

### **Kitchen**

17'1 x 7'8 (5.21m x 2.34m)

Fitted with a range of shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with tiled splash-back and inset 1.5 bowl sink/drainage unit, space and point for Rangemaster style cooker with extractor canopy above, space and point for dishwasher, space and point for free standing fridge/freezer, radiator, wood effect flooring, door through to the rear lobby/integral garage and window to the rear elevation enjoying a pleasant view over adjoining farmland at the rear. Open plan/archway through to:

### **Adjoining Breakfast Room**

12'4 x 9'9 (3.76m x 2.97m)

With floor standing oil fired boiler, fitted storage cupboard, wood effect flooring and door from the entrance hallway.

### **Rear Lobby**

With part glazed door to the side elevation allowing access to the garden, wood effect flooring and connecting door to the integral garage.

### **First Floor**

#### **Landing**

With stairs rising for the entrance hallway, access to loft space, fitted airing cupboard housing hot water tank and doors to:

#### **Bedroom 1**

18'6 x 8'9 (5.64m x 2.67m)

Being double aspect with windows to the front and rear elevations, the latter enjoying impressive rural views, range of fitted wardrobes, vanity unit with inset wash-hand basin, radiator.

#### **Bedroom 2**

13'1 x 9'10 (3.99m x 3.00m)

With window to the front elevation and radiator.

#### **Bedroom 3**

13'2 x 8'2 (4.01m x 2.49m)

Being double aspect with windows to the side and rear elevations, the latter enjoying impressive rural views, fitted wardrobe and radiator.

#### **Bedroom 4**

9'1 max x 8'1 max (2.77m max x 2.46m max )

With window to the front elevation, fitted wardrobe and radiator.

#### **Family Bathroom**

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, tile panelled bath, shower cubicle, fully tiled walls, radiator and window to the rear elevation enjoying impressive rural views.

### **Outside**

#### **Integral Single Garage**

19'3 x 8'10 (5.87m x 2.69m)

With up and over door to the front elevation, connecting personal door through to the rear lobby/main house, space and plumbing for washing machine, light and power connected.

#### **Gardens**

To the front, double metal gates open to a paved driveway providing off road parking and access to the integral single garage, there is an area of lawned garden which extends down one side of the property being bordered with a range of well stocked beds planted with a mixture of established shrubs and seasonal flowers, abutting the rear of the property is a paved patio running the width of the housing offering a perfect space for outside dining/entertaining

#### **Agent Note**

Council Tax Band: F

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.



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			
England & Wales		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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



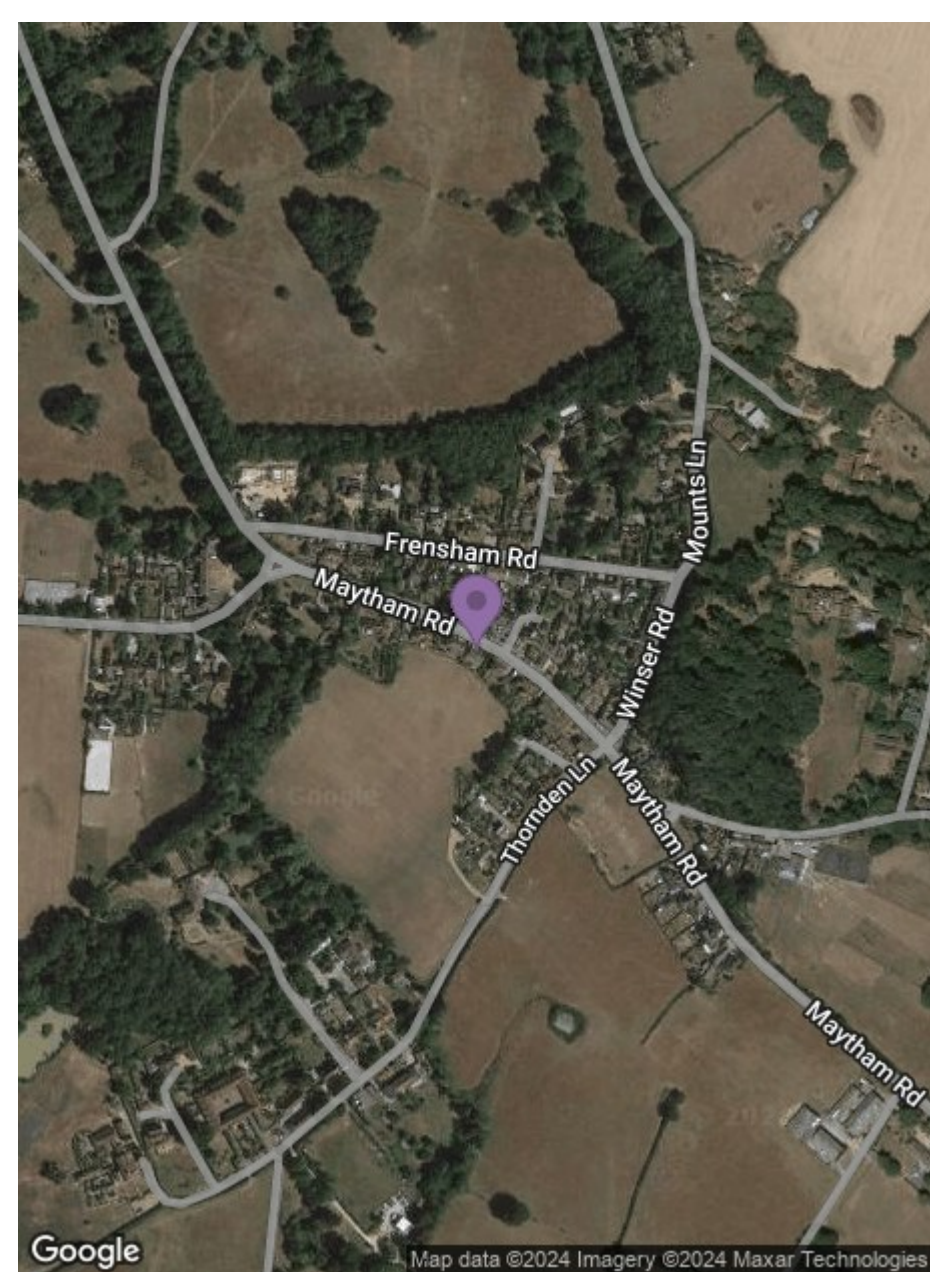
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR

1ST FLOOR





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