

**RUSH
WITT &
WILSON**



44-46 Maytham Road, Rolvenden Layne, Kent TN17 4NP
Guide Price £425,000

Rush Witt & Wilson are pleased to offer this attractive double fronted Grade II Listed semi-detached cottage located in the popular rural hamlet of Rolvenden Layne. The accommodation is arranged over two floors and comprises of a living room, dining room and kitchen on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the cottage benefits from driveway parking for a number of cars, a brick built outhouse with adjoining store rooms, a small cellar and good sized gardens predominately to the side. There is an opportunity to enhance by undertaking modernisation and improvement works, alternatively there may be scope to extend subject to the necessary consents being obtained. Offered to the market CHAIN FREE. Understood to be a former 'public house' an internal inspection of this charming cottage is highly recommended to fully appreciate the fantastic potential on offer, please call our Tenterden Branch on 01580 762927 for further information.

Dining Room

13'7 x 13'5 max (4.14m x 4.09m max)

With entrance door and window to the front elevation, exposed brick feature fireplace with quarry tiled hearth, radiator and door through to:

Kitchen

13'5 x 8'8 (4.09m x 2.64m)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset stainless steel sink/drainage unit and tiled splash-back, space and point for electric cooker with extractor canopy above, space and point for low level, space and point for dishwasher, radiator, latched door to the stairs rising to the first floor, window to the rear elevation and part obscured glazed door allowing access through to the garden. Further door to:

Living Room

19'10 x 9'0 (6.05m x 2.74m)

With window to the front elevation, exposed brick feature fireplace with inset log burning stove, two radiators and under stairs fitted storage cupboard housing wall mounted gas fired boiler.

First Floor

Landing

Being part galleried with stairs rising from the kitchen, window to the rear elevation, radiator and doors to:

Bathroom

Fitted with a coloured suite comprising low level W.C, pedestal wash-hand basin, panelled bath with mixer tap and fixed power shower above, part tiled walls, radiator and obscured window to the side elevation.

Bedroom 2

13'6 x 11'0 (4.11m x 3.35m)

With window to the rear elevation, radiator, fitted wardrobe with fixed ladder/stairs providing access to the loft.

Bedroom 1

13'7 x 9'4 (4.14m x 2.84m)

With window to the front elevation, fitted shelved storage cupboard, radiator and fitted airing cupboard housing insulated hot water tank.

Bedroom 3

10'10 max x 9'8 max (3.30m max x 2.95m max)

With window to the front elevation and radiator.

Outside

Gardens

To the front a driveway provides off road parking/turning space for a number of cars being

boarded on both sides with lawned gardens, a pathway to the side leads through well maintained conifer hedging where there is a further area of part walled garden comprising of a level area of lawn, gravelled seating area and paved patio area abutting the rear of the cottage.

Brick Outhouse

10'10 x 7'10 (3.30m x 2.39m)

With entrance door to the front elevation, windows to the side and rear, space and plumbing for washing machine, light and power connected,

Adjoining Store

9'5 x 7'6 (2.87m x 2.29m)

With entrance door to the front elevation, light and power connected. Adjoining the store is also a further garden storage room and log store.

Agent Note

Council Tax Band: D

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.

GROUND FLOOR



1ST FLOOR



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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