

**RUSH
WITT &
WILSON**



**9 Thornden Court Thornden Lane, Rolvenden Layne, Kent TN17 4PS
Offers In The Region Of £450,000**

Rush Witt & Wilson are pleased to offer this most attractive mews style property with large rear garden measuring over 100ft in length (tbv) forming part of an impressive converted stable complex occupying an delightful rural setting within the popular rural hamlet of Rolvenden Layne.

The well-proportioned accommodation is arranged over two floors and includes an impressive first floor 'Loft' style open plan living space with vaulted ceiling incorporating a living room and kitchen/dining area. On the ground floor are three double bedrooms, the main with en-suite shower room and family bathroom. Outside the property benefits from a good sized rear gardens with a large patio area, a single garage en-bloc and ample residents parking. Offered to the market CHAIN FREE.

An internal inspection of this charming property is highly recommended to fully appreciate this unique home and its fantastic rural setting. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

Entrance Hallway

With entrance door to the front elevation, stairs rising to the first floor with fitted storage cupboard beneath, exposed beams, low level cupboard housing electric consumer unit, radiator and doors to:

Bathroom

Fitted with a grey coloured suite comprising low level W.C, pedestal wash-hand basin, panelled bath with mixer tap and shower above, part tiled walls, radiator, obscured glazed window to the front elevation and fitted airing cupboard housing insulated hot water tank and wall mounted 'Myson' electric boiler.

Bedroom 3

13'11 x 9'8 (4.24m x 2.95m)

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

Bedroom 2

13'3 x 10'7 (4.04m x 3.23m)

With full height window to the rear elevation, two glazed doors allowing through to the garden, radiator, exposed beams and small fitted wardrobe.

Master Bedroom

13'7 x 12'4 max (4.14m x 3.76m max)

With window to the rear elevation, glazed door allowing access through to the garden, radiator, exposed beams, range of fitted wardrobes and folding door to:

En-Suite Shower Room

Fitted with a grey suite comprising low level W.C, wall mounted wash-hand basin with tiled splash-back and fully tiled shower cubicle.

First Floor

A central staircase from the the entrance hallway rises to an impressive open plan room with vaulted ceiling and stunning exposed crossbeam.

Living Area

22'0 x 15'9 (6.71m x 4.80m)

Being double aspect with two Velux style windows to the front and further window to the rear elevations, two radiators and an exposed brick ornamental feature fireplace.

Kitchen/Dining Area

22'0 x 10'0 (6.71m x 3.05m)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complimenting tiled work surface with tiled splash-backs and inset double circular bowl sink unit, inset electric hob with extractor canopy above, upright unit housing integrated oven, space and plumbing for washing machine, space and point for free standing fridge freezer, space for table and chairs, two radiators, two Velux style windows to the front and rear elevations.

Outside

Garden

To the front of the property is a attractive communal brick

paved court yard with central raised flower bed being accessed via two archways from Thornden Lane.

The rear garden is a particular feature of the property and measures approximately 120 ft in length (tbv). A generous paved patio area abuts the rear of the property offering the perfect space for outside dining and entertaining with steps leading to a good sized area of level lawn boarded with a range of established beds planted with a mixture of shrubs and seasonal flowers. Gated access to the rear opens to a pathway leading to the garages.

Single Garage (En-Bloc)

20'7 x 10'11 (6.27m x 3.33m)

With up and over door to the front elevation.

To the front of Thornden Court is ample off road parking for residents and visitors.

Agent Note

* There is a monthly service charge towards to upkeep of the communal areas, this is currently in the region of £65 per month. *

Council Tax Band: E

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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Energy Efficiency Rating	
Current	Potential
 Very energy efficient - lower running costs (02-10) A (11-15) B (16-20) C (21-25) D (26-30) E (31-35) F (36-50) G Not energy efficient - higher running costs	 46 60
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
 Very environmentally friendly - lower CO ₂ emissions (02-10) A (11-15) B (16-20) C (21-25) D (26-30) E (31-35) F (36-50) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



