

**RUSH  
WITT &  
WILSON**



**4 Oakfield Maytham Road, Rolvenden Layne, Kent TN17 4NQ  
Offers In Excess Of £330,000**

A spacious three bedroom mid-terraced house enjoying a quiet and enviable country lane position of Rolvenden Layne. Available to the market for the first time in over five decades this delightful family home occupies a quiet hamlet position of Rolvenden Village surrounded by open countryside offering a choice of excellent walking routes and a stone's throw from the well regarded Ewe & Lamb pub serving food. Principle accommodation to the ground floor comprises a 16ft main living room with open fireplace, adjoining garden room, separate dining room, shaker style kitchen with rear boot room and useful WC. To the first floor enjoys three principle double bedrooms, main family bathroom suite, cloakroom and en-suite shower to the master bedroom. Outside offers a private rear garden laid to lawn enjoying a west-facing orientation complete with paved seating area, well stocked planted borders and specimen pear tree. The property also offers a garage en-bloc to the rear with further kitchen garden complete with shed and greenhouse. Rolvenden Village centre is located just under a mile away offering a convenience store, further pub and well regarded Primary School. Further High street shopping and leisure facilities are available in Tenterden just 4 miles away. Offered CHAIN FREE.

#### Front

Part-glazed hardwood front door to porch, planted borders to front, external light.

#### Entrance porch

4'6 x 3'4 (1.37m x 1.02m)

Exposed timbers, radiator, wall light, open access to hallway.

#### Hallway

Carpeted flooring, straight run carpeted staircase with rope handrail to first floor, internal doors to living room and dining room separately, picture lighting, thermostat.

#### Living Room

16'8 x 9'5 (5.08m x 2.87m)

Internal glazed door, UPVC window to front aspect with radiator below, ceiling joinery, storage recess below staircase, open fireplace with decorative stone surround and hearth, variety of power points, TV, fitted shelving, internal glazed doors to adjoining garden room., wall lighting.

#### Garden Room

9'3 x 8'5 (2.82m x 2.57m)

Internal glazed doors from living room, carpeted flooring, glazed French doors with sidelight windows to side leading to rear gardens, timber windows to rear with secondary glazing, exposed joinery, painted timber wall panelling, wall lighting, power points, radiator.

#### Dining Room

13' x 9'2 (3.96m x 2.79m)

Internal glazed door, carpeted flooring, UPVC window and full height glazed door to front, radiator, half-height open partition and access to kitchen to rear, space for dining table with pendant light over, power points.

#### Kitchen

16'2 x 7' (4.93m x 2.13m)

Open access from dining room, tile flooring, UPVC window to rear, ceiling light, radiator, timber wall panelling, internal glazed door to rear boot room and WC, space for freestanding fridge / freezer, consumer unit, kitchen hosts a variety of matching base and wall units with Beech effect laminated doors beneath stone effect laminated worksurfaces, single stainless bowl with drainer and tap, tile splashbacks, under counter space for washing machine, eye level AEG oven and grill, inset four ring electric hob, display cabinets.

#### Rear Boot Room

4'5x 4'4 (1.35m x 1.32m)

Internal glazed door from kitchen, decorative tile effect vinyl flooring, hardwood stable door with viewing pane to rear garden, light and power, internal timber doors to WC.

#### Cloakroom

4'4 x 3'6 (1.32m x 1.07m)

Painted timber doors, tile flooring, obscure UPVC window to rear, push flush WC, vanity with hand basin, light.

#### First Floor

##### Landing

Straight run carpeted staircase rising from the hallway, access panel to loft over, UPVC window to rear, light and power, airing cupboard housing the gas boiler and hot water tank.

##### Bedroom 1

11'2 x 9'3 (3.40m x 2.82m)

Internal door, carpeted flooring, UPVC window to front aspect, radiator, wall lighting, built in wardrobes via mirrored sliding doors, shelving, open access to shower cubicle with curtain and Mira shower ( 2'9 x 2'6).

##### Bedroom 2

10'6 x 9'6 (3.20m x 2.90m)

Internal door, carpeted flooring, UPVC window to front with radiator below, light, power points, built in wardrobes.

##### WC

Internal door, carpeted flooring, push flush WC, UPVC window to rear aspect, ceramic wall tiling.

#### Bathroom

5'8 x 4'7 (1.73m x 1.40m)

Double internal Louvre doors, carpeted flooring, obscure UPVC window to rear aspect, ceramic wall tiling, radiator, panelled bath suite with traditional style brass fittings, corner wash basin with cupboards below.

#### Bedroom 3

9'7 x 7'1 (2.92m x 2.16m)

Internal door, carpeted flooring, UPVC window to rear, ceiling light, radiator, power point.

#### Outside

##### Rear Garden

Private rear garden enjoying a west-facing orientation, paved terrace from rear elevations, external tap and light, level garden laid to lawn enclosed by part mature hedgerow and panelled fencing, variety of well stocked planted borders, specimen Wisteria and Pear tree providing a shaded seating area, high level brick wall with gate to rear and access to garage / further kitchen garden with greenhouse and shed / workshop.

Note - Easement / right over way to second area of garden to rear of property.

##### Garage En-Bloc

Manual up and over door to front.

##### Agents note

\* Please note the property has been historically underpinned to the front elevations. \*

Mains gas central heating system.

Mains drainage.

Local Authority - Ashford Borough Council 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 also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these sale particulars have been tested.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

