

**RUSH
WITT &
WILSON**



New Stoneham Frensham Road, Rolvenden Layne, Kent TN17 4NJ
Guide Price £925,000

Rush Witt & Wilson are pleased to offer the opportunity to acquire this most impressive detached country home with beautiful landscaped gardens thought to measure in the region on 0.4 of an acre (tbv) occupying a secluded lane location in the heart of the highly desirable Hamlet of Rolvenden Layne.

'New Stoneham' has been beautifully renovated by the current owners to offer extremely well-presented and versatile/annex potential accommodation arranged over two floors comprising of an entrance hallway, cloakroom, double aspect living room with large bay window and feature fireplace, a stunning kitchen/breakfast room, delightful orangery with direct access to the garden, two double bedrooms and a wet room on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property benefits from a good sized landscaped gardens to the front and rear, the latter backing through and enjoying pleasant views over adjoining countryside, an extensive block paved driveway providing off road parking for a number of cars and a detached double garage.

A full inspection is recommended by the Vendor's sole agents to fully appreciate the merits of this property's fantastic accommodation, idyllic location and impressive gardens. 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, fitted airing cupboard housing insulated hot water tank, radiator, window to the side elevation, door through to the kitchen/breakfast room and living room, further door to:

Cloakroom

Fitted with a white suite comprising low level W.C, corner vanity unit with inset wash0hand basin and storage beneath, obscured glazed window to the side elevation, fully tiled walls and flooring.

Living Room

21'5 max x 19'3 max (6.53m max x 5.87m max)

Being double aspect with window to the side and impressive bay window window to the front elevation, both with fitted plantation shutters, attractive feature fireplace with marble hearth and wooden mantel/surround, three radiators, door to the kitchen/breakfast room and glazed double doors opening through to:

Orangery

19'2 max x 17'10 (5.84m max x 5.44m)

With large roof lantern, range of windows to the side and rear elevations, double doors allowing access through to the garden, recessed ceiling spot lights, tiled flooring with under floor heating and glazed door leading to:

Kitchen/Breakfast Room

20'1 max x 16'10 max (6.12m max x 5.13m max)

Being extensively fitted with a range of cream shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing white quartz work surface with matching splash-back and inset butler sink, inset AEG induction hob with stainless steel extractor canopy above, upright unit housing integrated AEG oven and microwave, integrated AEG dishwasher, integrated AEG washing-machine, integrated low level AEG fridge and freezer, integrated wine cooler, range of glazed display cupboards, fitted breakfast bar, tiled flooring, wall mounted vertical radiator, small roof lantern, window to the rear elevation with fitted plantation shutters, cupboard housing floor standing oil fired boiler, window through to the orangery and doorway through to:

Inner Lobby

With tiled flooring, radiator and doors to:

Master Bedroom

14'5 x 14'0 (4.39m x 4.27m)

With impressive full height 'picture window' to the rear elevation enjoying delightful views down the garden, two wall mounted vertical radiators and glazed double doors opening to the patio.

Wet Room

Fitted with a modern white suite comprising low level W.C with concealed cistern, large vanity unit with inset wash-hand basin and range of fitted cupboards, wall mounted 'rainfall' shower with electronic auto temperature control and fitted glass screen, stainless steel heated towel rail, fully tiled walls, tiled flooring with under floor heating, recessed ceiling spot lights and obscured glazed window to the side elevation.

Bedroom 5/Dressing Room

14'5 x 9'3 (4.39m x 2.82m)

Currently being used as a dressing room with a range of fitted wardrobes, attractive bay window to the front elevation with fitted plantation shutters, fitted storage cupboard and radiator.

First Floor

Landing

With stairs rising from the entrance hallway, window to the side elevation, radiator and doors to:

Bedroom 2

15'1 x 10'10 (4.60m x 3.30m)

With two windows to the rear elevation enjoying a pleasant view over the garden, range of full height fitted wardrobes and two radiators.

Bedroom 3

10'10 x 10'0 (3.30m x 3.05m)

With window to the front elevation with fitted plantation shutters, range of full height fitted wardrobes and radiator.

Bredroom 4

12'0 x 7'9 (3.66m x 2.36m)

With window to the front elevation with fitted plantation shutters, fitted double wardrobes and radiator.

Family Bathroom

Fitted with a white suite comprising low level W.C, vanity unit with inset wash-hand basin and fitted cupboard beneath, tiled panelled bath, corner shower cubicle with sliding doors, radiator with stainless steel heated towel rail fitment, tiled flooring with under floor heating, part tiled walls and being double aspect with windows to the side and rear elevations.

Outside

Gardens

The property is set back from the lane with double gates opening to a sweeping block paved driveway providing off road parking/turning space for several vehicles and access to the detached double garage. There is an area of lawn being interspersed with a selection of beds

planted with a mixture of established shrubs, mature tropical plants/trees and seasonal flowers. Gated access to both sides of the property leads through to the rear garden. To one side of the property is a timber garden store and the oil tank.

The landscaped rear garden is a particular feature of the property and offers a large paved patio area offering a perfect space for outside dining/entertaining which leads to a good sized area of level lawn being interspersed and bordered with a selection of established beds planted with a mixture of mature shrubs and seasonal flowers, there is also good sized timber summer house. Post and rail fencing to the rear boundary allows delightful views across adjoining countryside at the rear.

Detached Double Garage

16'6 x 15'6 (5.03m x 4.72m)

With electric double up and over garage door to the front elevation, electric single roller garage door to the rear elevation allowing direct access through to the garden, window to the rear, light and power connected.

Agent Note

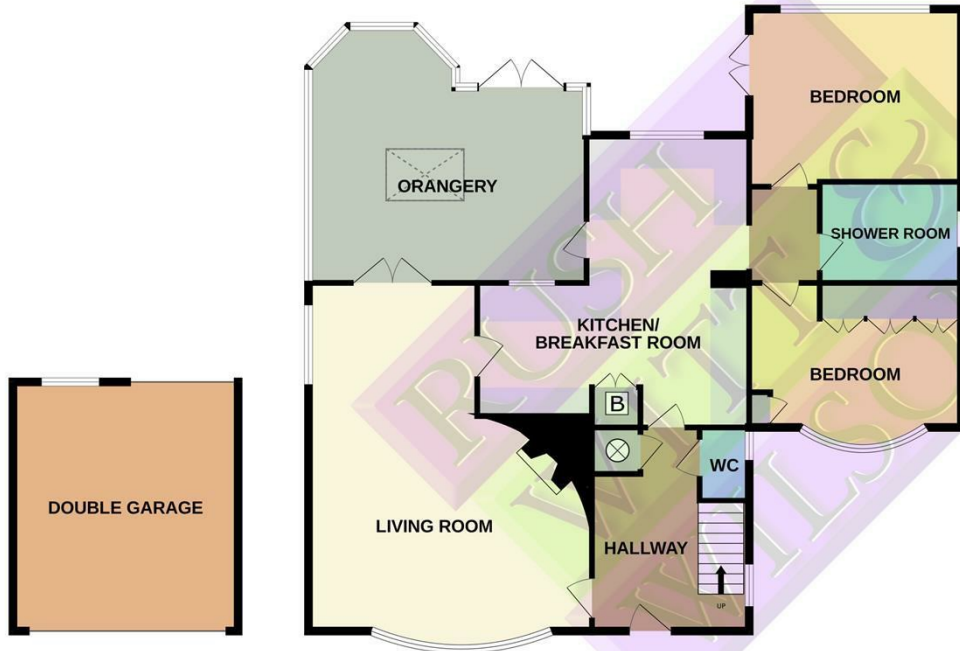
These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned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

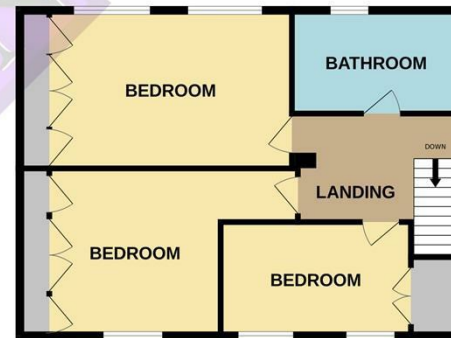
Council Tax Band: G



GROUND FLOOR
1798 sq.ft. (167.0 sq.m.) approx.



1ST FLOOR
672 sq.ft. (62.5 sq.m.) approx.



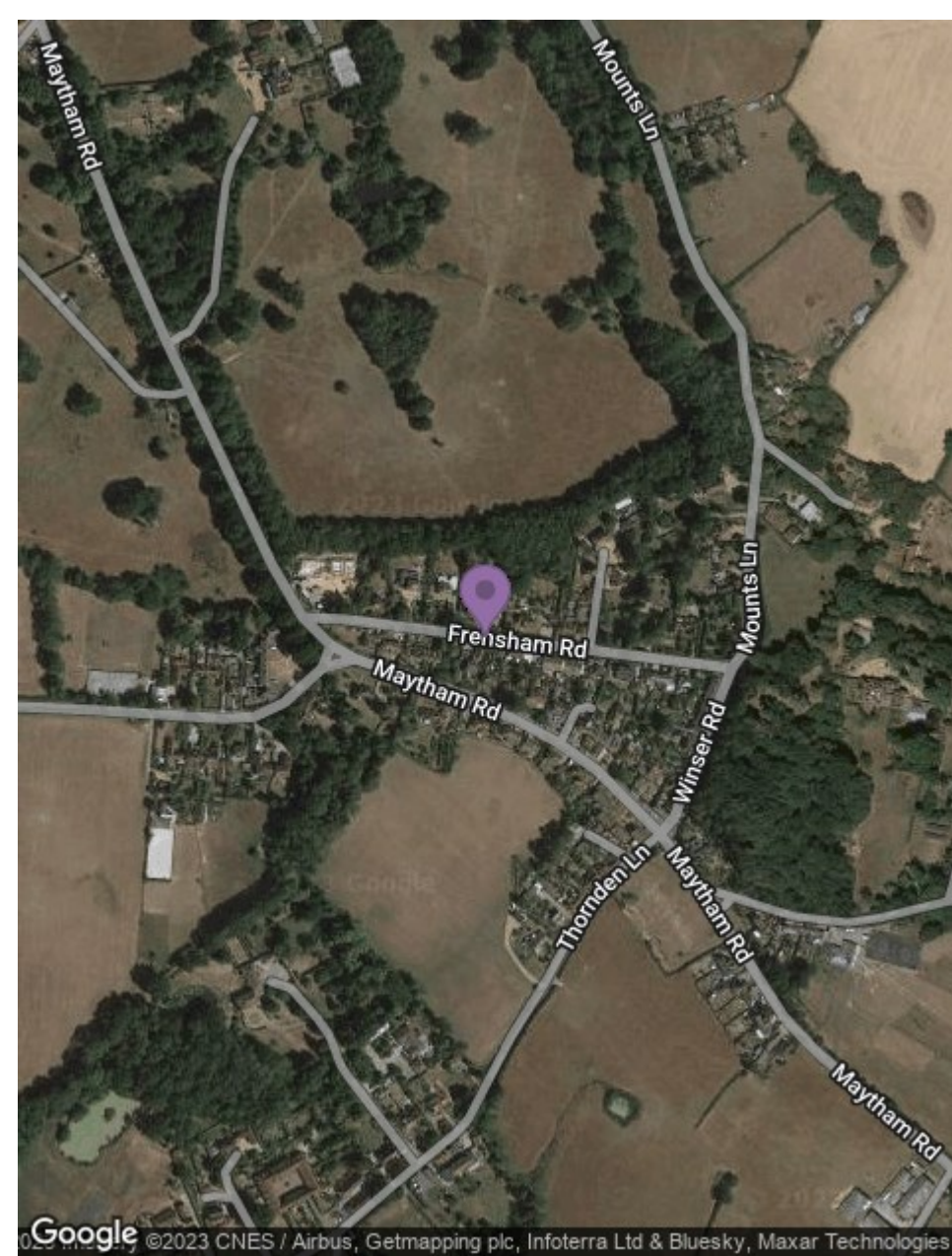
TOTAL FLOOR AREA : 2470 sq.ft. (229.5 sq.m.) approx.

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 | |
| 105+ (A) | |
| 85-104 (B) | |
| 65-84 (C) | |
| 45-64 (D) | |
| 25-44 (E) | |
| 5-24 (F) | |
| 1-4 (G) | |
| All energy efficient - higher running costs | |
| 46 | 68 |
| England & Wales | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | |
|---|-------------------------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| 105+ (A) | |
| 85-104 (B) | |
| 65-84 (C) | |
| 45-64 (D) | |
| 25-44 (E) | |
| 5-24 (F) | |
| 1-4 (G) | |
| All environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC |



**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**94 High Street
Tenterden
Kent
TN30 6JB
Tel: 01580 762927
tenterden@rushwittwilson.co.uk
www.rushwittwilson.co.uk**