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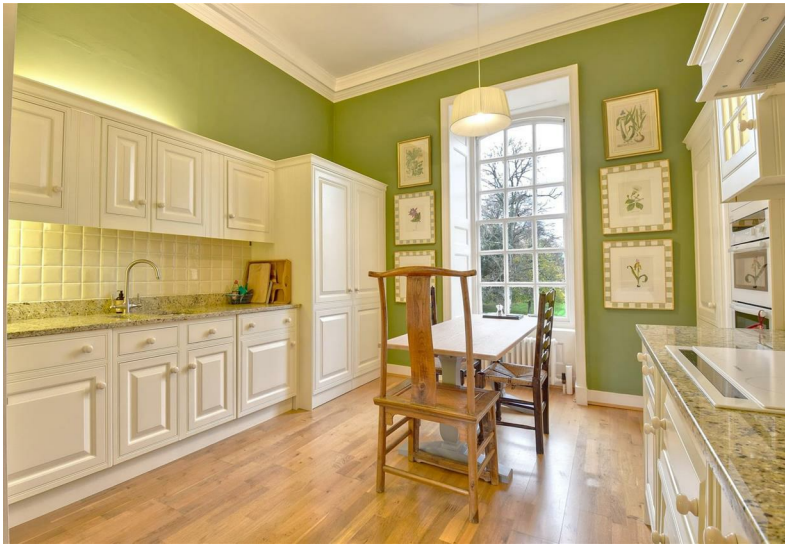


**The Tenant Suite, Apartment 16 Great Maytham Hall, Rolvenden, Kent TN17 4NE
Guide Price £625,000**

Rush Witt & Wilson are pleased to offer the opportunity to acquire this most impressive first floor apartment forming part of the main house in this stunning Grade II* Listed country mansion surrounded by communal gardens and grounds of approximately 17 acres occupying a tranquil rural setting on outskirts of the sought after village of Rolvenden.

This elegant apartment enjoys far reaching views over the beautiful communal gardens to the front and rear and offers well-presented accommodation comprising a 31'2 grand reception hall with adjoining dining room, an elegant drawing room with beautiful marble fireplace, kitchen/breakfast room enjoying a delightful view down the front driveway towards to the clock house, family bathroom and two double bedrooms, the master being 21'1 x 13'11 and benefitting from an en-suite shower room and dressing room.

This Listed Grade II * country mansion was designed by Sir Edwin Lutyens and built for the Right Honourable H J Tennant and the children's author Frances Hodgson Burnett lived at Great Maytham where she gained the inspiration for her novel 'The Secret Garden'. An internal inspection is highly recommended to truly appreciate all this stately apartment has to offer. For further information and to arrange a viewing please call our Tenterden office on 01580762927. (Please Note: The apartment is subject to an monthly service charge, full details within the agents note included in our sales particulars.)



Communal Entrance

Steps rise to a security accessed glazed entrance door which opens to a stunning communal hall with grand pillars and an impressive oak staircase, there is a delightful communal reception room named the 'Churchill Room' with direct access to a paved terrace at the rear which offers a delightful space for communal events as well as bookable private events.

First Floor

Reception Hall

31'2 x 8'1 (9.50m x 2.46m)
'The Tenant Suite' is the only apartment to offer direct access off the grand oak staircase on the first floor, with a private entrance door opening to this most impressive room with high ceilings and decorative cornicing, connecting doors lead to the kitchen/breakfast room, master bedroom and bathroom, there is a small fitted cupboard housing the electrics/consumer unit, radiator and archway through to:

Dining Room

16'8 x 12'5 (5.08m x 3.78m)
With two tall sash windows to the rear elevations, both with radiators beneath covered with decorative wooden covers and both enjoying delightful southerly views across the lawned gardens, door to bedroom2, ceiling cornicing and further door through to:

Drawing Room

24'2 x 19'6 (7.37m x 5.94m)
This stunning room was originally the library to the main house and offers three full height sash windows to the rear elevations, all benefiting from fitted window seats and all benefitting for delightful views across the formal lawned gardens and open countryside beyond, there is a impressive feature fireplace with marble surround, two radiators with wooden decorative covers, decorative ceiling cornicing and range of full height fitted book cases with fitted cupboards beneath.

Bedroom 2

17'1 x 16'0 (5.21m x 4.88m)
With two tall sash windows to the rear elevation, both with radiators beneath covered with decorative wooden covers, feature fireplace, range of fitted wardrobes and fitted desk/dressing table.

Kitchen/Breakfast Room

14'1 x 11'8 (4.29m x 3.56m)
Fitted with a range of traditional style white cupboard and drawer base units with matching wall mounted cupboards, complementing granite style work surface with tiled splash backs and inset 1.5 bowel stainless steel sink units, inset four ring electric hob extractor canopy above, upright unit housing integrated NEFF double oven, integrated Gorenje microwave, integrated NEFF dishwasher, integrated fridge/freezer, wooden flooring, fitted storage cupboard, radiators, space for table and chairs and tall sash window to the front elevation enjoying an impressive view down the gravelled driveway towards to the clock house

Master Bedroom

21'1 x 13'11 (6.43m x 4.24m)
With two tall sash windows to the front elevation enjoying delightful views down the driveway towards the clock house, range of fitted wardrobes, two radiators and doorway through to a small dressing area with fitted storage cupboard/wardrobe and door to:

En-Suite Shower Room

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin with mirror above, wall mounted mirrored cupboard, large walk-in shower with fixed screen, stainless steel heated towel rail, tiled flooring and part obscured glazed tall sash window to the front elevation.

Bathroom

Fitted with a white suite comprising low level W.C (saniflo style system), pedestal wash-hand basin and panelled bath, part tiled walls and stainless steel heated towel rail.

Outside

Communal Gardens

Great Maytham Hall is approached via a sweeping gravel drive through an arched gatehouse with a gravelled parking area offering guest parking spaces. There are delightful communal gardens and 'park like' grounds extending to approximately 17 acres with large areas of level lawn being interspersed with a selection of established trees and shrubs, a large paved terrace abuts the property benefiting from a southerly aspect and the 18th Century walled garden is located to one side planted with hundreds of roses, beyond this is a delightful part walled pond garden.

Agent Note

Service Charge: £1,230 per calendar month which includes the full maintenance of the buildings and grounds, buildings insurance, window cleaning, cleaning of communal areas, garden service contracts and House Manager.

Ground Rent: £300 p/a

125 years from 1st January 2007 (110 years remaining)

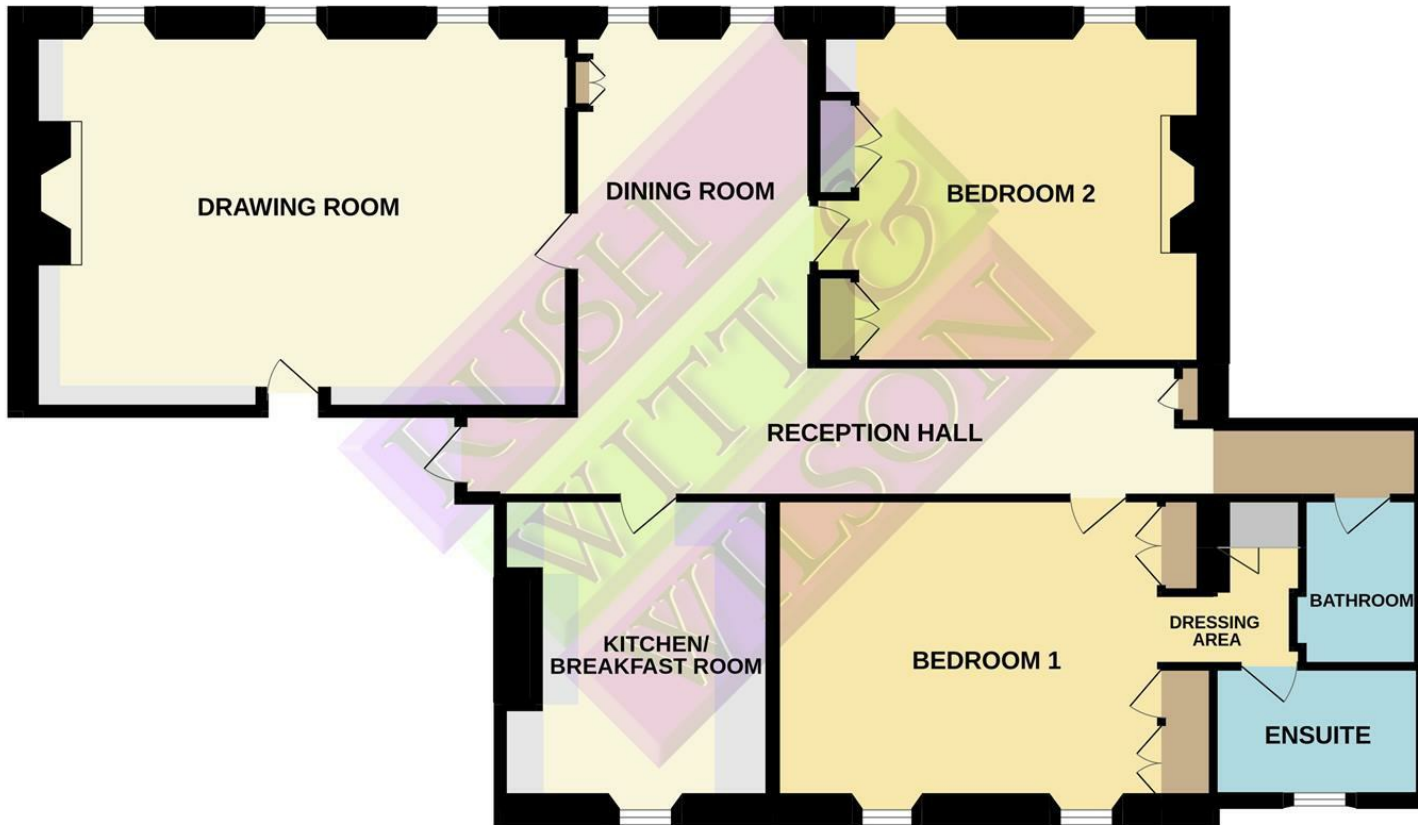
Council Tax Band: F

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.

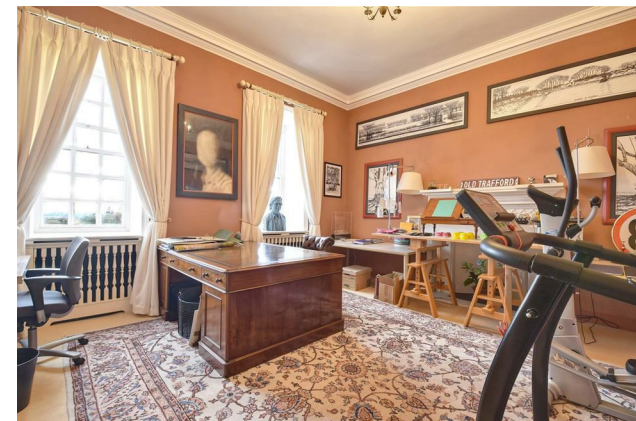
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these sale particulars have been tested.

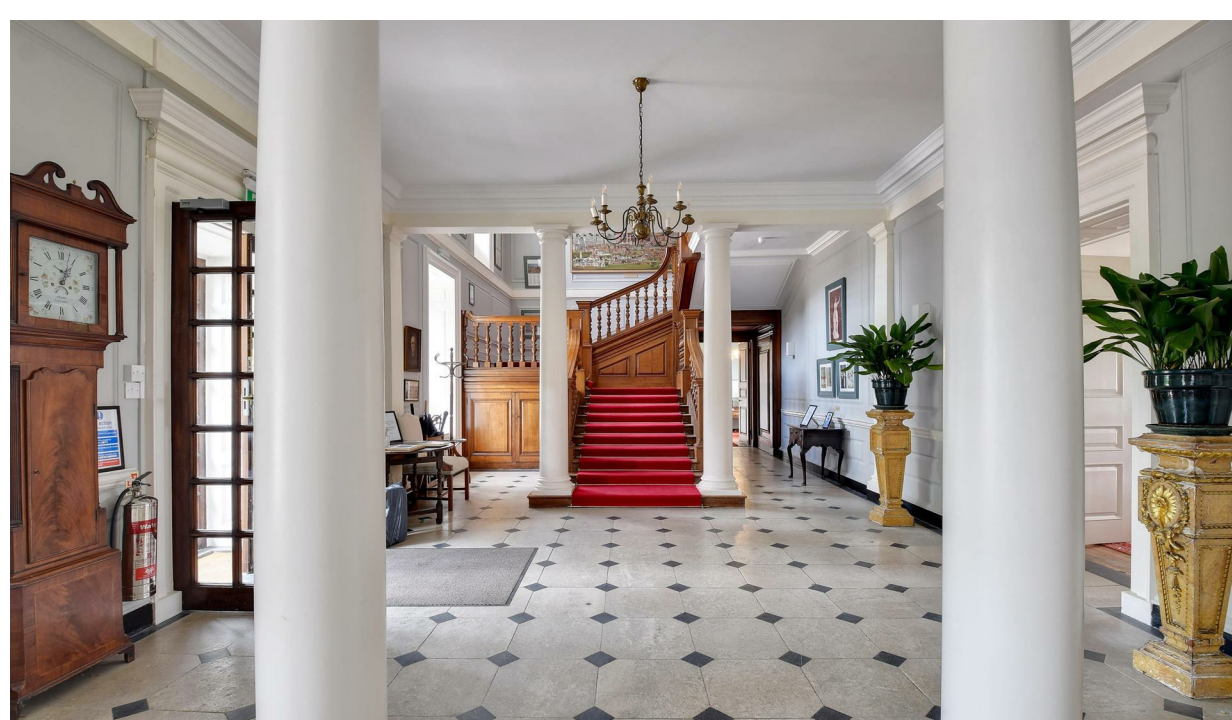
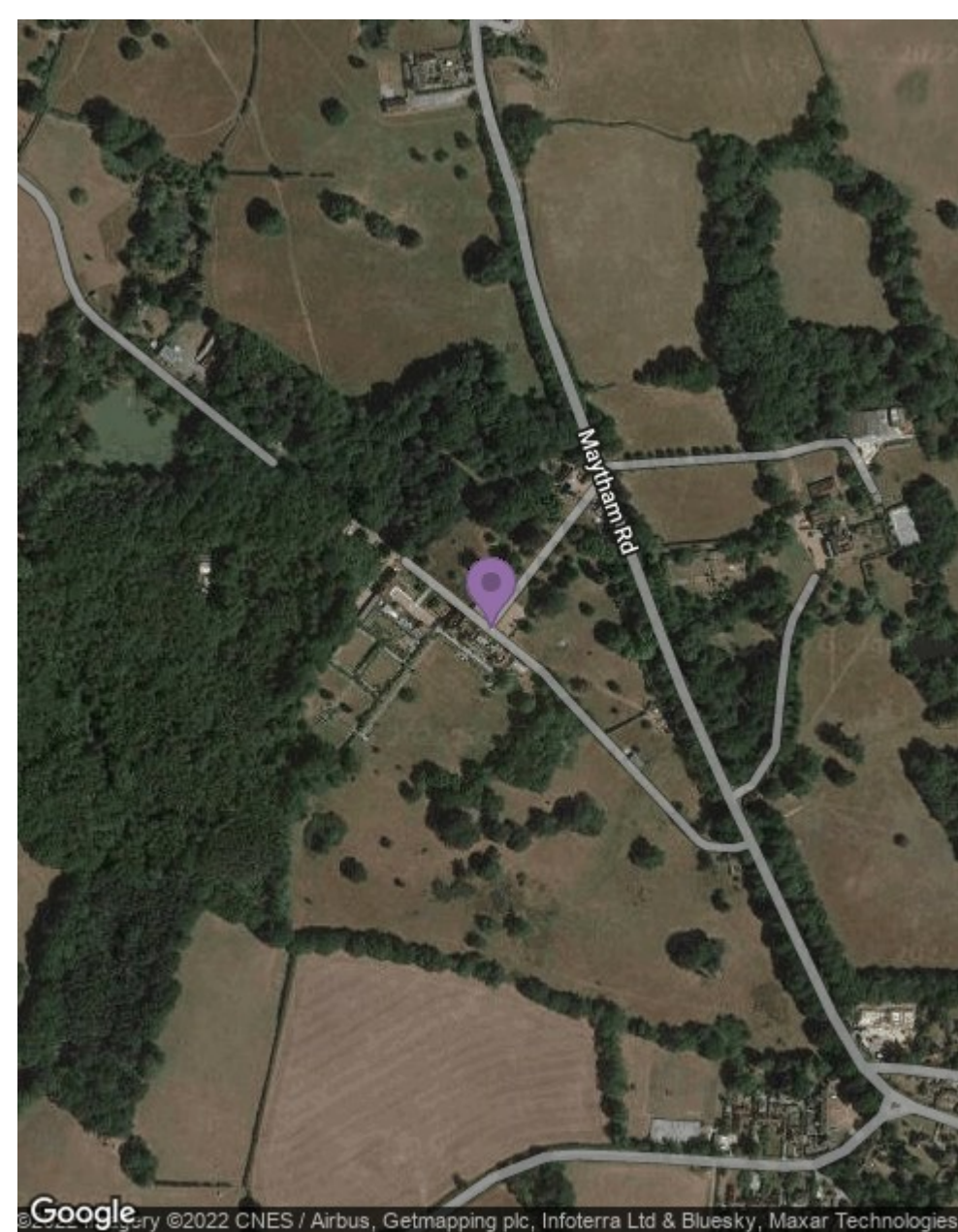


FIRST FLOOR



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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