

**RUSH
WITT &
WILSON**



**2 Thornden Court Thornden Lane, Rolvenden Layne, Kent TN17 4PS
Guide Price £375,000**

Rush Witt & Wilson are pleased to offer this most attractive mews style property forming part of an impressive converted stable complex arranged around a central courtyard occupying an 'idyllic' lane location within the popular rural hamlet of Rolvenden Layne.

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

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

Entrance Hallway

With stable door to the front elevation, stairs rising to the first floor with large fitted storage cupboard beneath, radiator, double doors to the rear elevation allowing access through to the garden and connecting doors to:

Family Bathroom

Fitted with a white suite comprising low level WC, pedestal wash basin, panelled bath with shower above, fully tiled walls, heated towel rail and obscured glazed window to the front elevation.

Bedroom 3

10'7 x 8'10 (3.23m x 2.69m)

With window to the front elevation and radiator.

Bedroom 2

13'10 x 8'11 (4.22m x 2.72m)

With window to the rear elevation and radiator.

Master Bedroom

11'11 max x 10'6 max (3.63m max x 3.20m max)

With window to the rear elevation, fitted double wardrobe, cupboard housing pressurized hot water tank and wall mounted electric boiler, radiator and door leading to:

En-Suite Shower Room

White suite comprising low level W.C, wash-hand basin with storage beneath, fully tiled shower cubicle, and part tiled walls.

First Floor

A central staircase from the Entrance Hallway rises to:

Kitchen/Dining Area

21'7 x 8'3 (6.58m x 2.51m)

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

Living Area

23'9 x 15'0 (7.24m x 4.57m)

With Velux style windows to the front and rear elevations, two radiators.

Outside

Garden

To the front of the property is a attractive communal brick paved court yard accessed via two archways from Thornden Lane.

The rear garden is predominately laid to lawn being boarded with a beech hedging and a selection of beds planted with a mixture of shrubs and seasonal flowers, A large paved patio area abuts the rear of the property offering the perfect space for outside dining and entertaining. Gated access to the rear.

Single Garage En-Bloc

With up and over door to the front elevation, light and power connected.

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 on the communal areas, this is currently in the region of £65 per month. **

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.

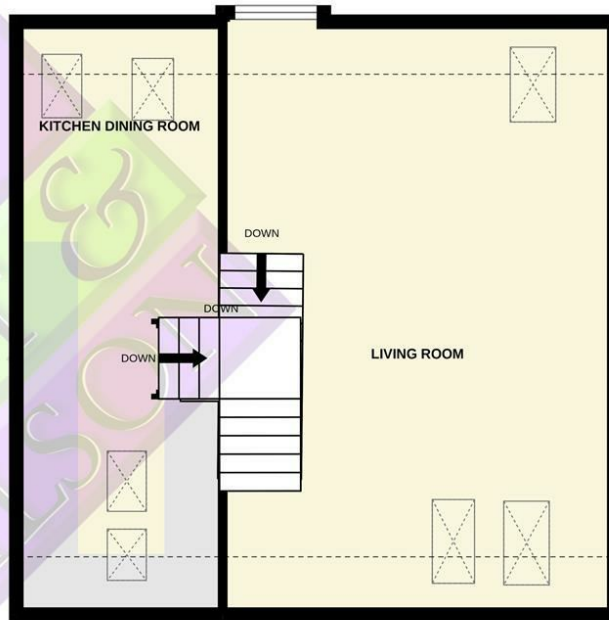
Council Tax Band: E

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

GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.0 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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