

**RUSH  
WITT &  
WILSON**



**Merrington Park Lodge Hastings Road, Rolvenden, Cranbrook, Kent TN17 4PJ  
Offers In The Region Of £595,000**

**Rush Witt & Wilson are pleased to offer this attractive (un-listed) detached former lodge house occupying a semi-rural setting on the outskirts of the sought after village of Rolvenden backing onto and enjoying stunning views over adjoining countryside.**

**Having been extended by the current owner, 'Merrington Park Lodge offers well-presented and spacious accommodation arranged over two floors and comprises of an entrance reception hallway with vaulted ceiling, impressive open-plan kitchen/dining/living room with log burning stove, family room with adjoining conservatory, utility room, cloakroom and bedroom with en-suite shower room on the ground floor. On the first floor are three bedrooms and the family bathroom.**

**Outside, the property benefits from a good sized garden's to the front, side and rear which back through-to and enjoying stunning views over adjoining countryside. There is generous gravel driveway providing off-road parking for several vehicles and a detached garage/workshop.**

**An internal inspection is highly recommended to fully appreciate this unique cottage and its fantastic accommodation and stunning rural views. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.**



### **Reception Hallway**

12'10 x 11'1 max (3.91m x 3.38m max)

With part decorative glazed entrance door to the front and window to the side elevation, vaulted ceiling, stairs rising to the first floor with fitted under stairs storage cupboard with double doors, range of fitted display shelving, radiator and doors leading to:

### **Bedroom 1**

12'9 x 9'1 (3.89m x 2.77m)

With window to the front elevation enjoying views over adjoining farmland, radiator, range of fitted wardrobes and door to:

### **En-Suite Shower Room**

Fitted with a white suite comprising low level W.C, white gloss vanity unit with inset wash-hand basin and fitted cupboard beneath, shower cubicle with folding door, stainless steel heated towel rail, window to the side elevation, tiled flooring and fully tiled walls.

### **Open-Plan Kitchen/Dining/Living Room**

24'1 max x 21'1 (7.34m max x 6.43m)

This impressive open-plan space benefits from being triple aspect with an attractive bay window to the side and further windows to the front and rear elevations, exposed brick feature fireplace with inset wood burning stove, exposed beams, recessed ceiling spot lights, wooden flooring and two radiators.

The kitchen area is extensively fitted with a range of cream shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset sink/drainage unit and tiled splash-backs, inset four ring AEG electric induction hob with glass back plate and stainless steel extractor canopy above, integrated AEG oven, integrated AEG dishwasher, integrated AEG fridge/freezer, space for table and chairs, radiator, wooden flooring, part decorative glazed door to the rear elevation allowing access to the garden, connecting doors to the reception hallway, utility room and further door to:

### **Family Room**

12'5 x 11'1 (3.78m x 3.38m)

With exposed floorboard, range of fitted display shelving, radiator and glazed sliding patio doors through to:

### **Conservatory**

11'1 x 9'3 (3.38m x 2.82m)

Being fully double glazed with a range of windows and glazed double doors to the front elevation allowing access to the garden, tiled flooring.

### **Utility Room**

8'0 x 5'8 (2.44m x 1.73m)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with space and plumbing beneath for washing machine, window to the rear elevation, radiator, tiled flooring and door to:

### **Cloakroom**

Fitted with a modern suite comprising low level W.C, wood effect vanity unit with inset wash-hand basin, tiled splash back and fitted cupboard beneath, stainless steel heat towel rail, tiled flooring and obscured glazed window to the rear elevation.

### **First Floor**

#### **Landing**

Galleried landing with stairs rising from the reception hallway, Velux style window to the front elevation, exposed floorboards, exposed brick chimney breast and doors to:

#### **Bedroom 2**

16'4 x 9'0 (4.98m x 2.74m)

With three Velux style windows to the front elevation, exposed floorboards and radiator.

#### **Bedroom 3**

12'5 x 11'10 (3.78m x 3.61m)

With Velux style window to the rear elevation, exposed floorboards and radiator.

#### **Bedroom 4 (L Shaped Room)**

11'5 max x 6'7 max (3.48m max x 2.01m max )

With Velux style windows to the front and both side elevations, all enjoying impressive countryside views, wood effect flooring, radiator and fitted storage cupboard.

#### **Family Bathroom**

Fitted with a modern white suite comprising low level W.C, white gloss vanity unit with inset wash-hand basin and fitted cupboard beneath, panelled bath with hand held shower attachment,

shower cubicle with sliding doors, stainless steel heated towel rail, tiled flooring, radiator and Velux style window to the side elevation.

### **Outside**

#### **Gardens**

To the front double gates opens to a generous gravelled driveway providing off road parking/turning space for several vehicles and access to the detached garage/workshop. The gardens are predominantly laid to lawn being interspersed with a selection of trees, shrubs and roses with a generous paved patio area offers a delightful spot for outside dining/entertaining and enjoying the impressive countryside views.

#### **Detached Garage/Workshop**

23'3 max x 16'11 max (7.09m max x 5.16m max )

With electric roller garage door and window to the front elevation, personal door to the side, light and power connected.

#### **Agent Note**

Please note the cottage is on a private drainage system.

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.

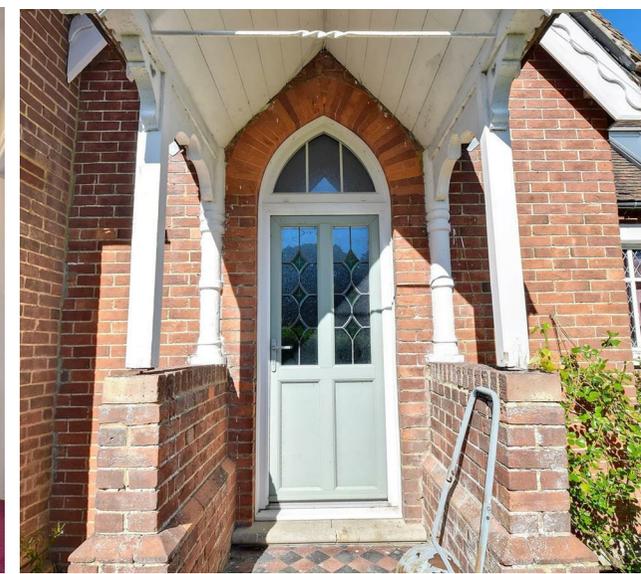
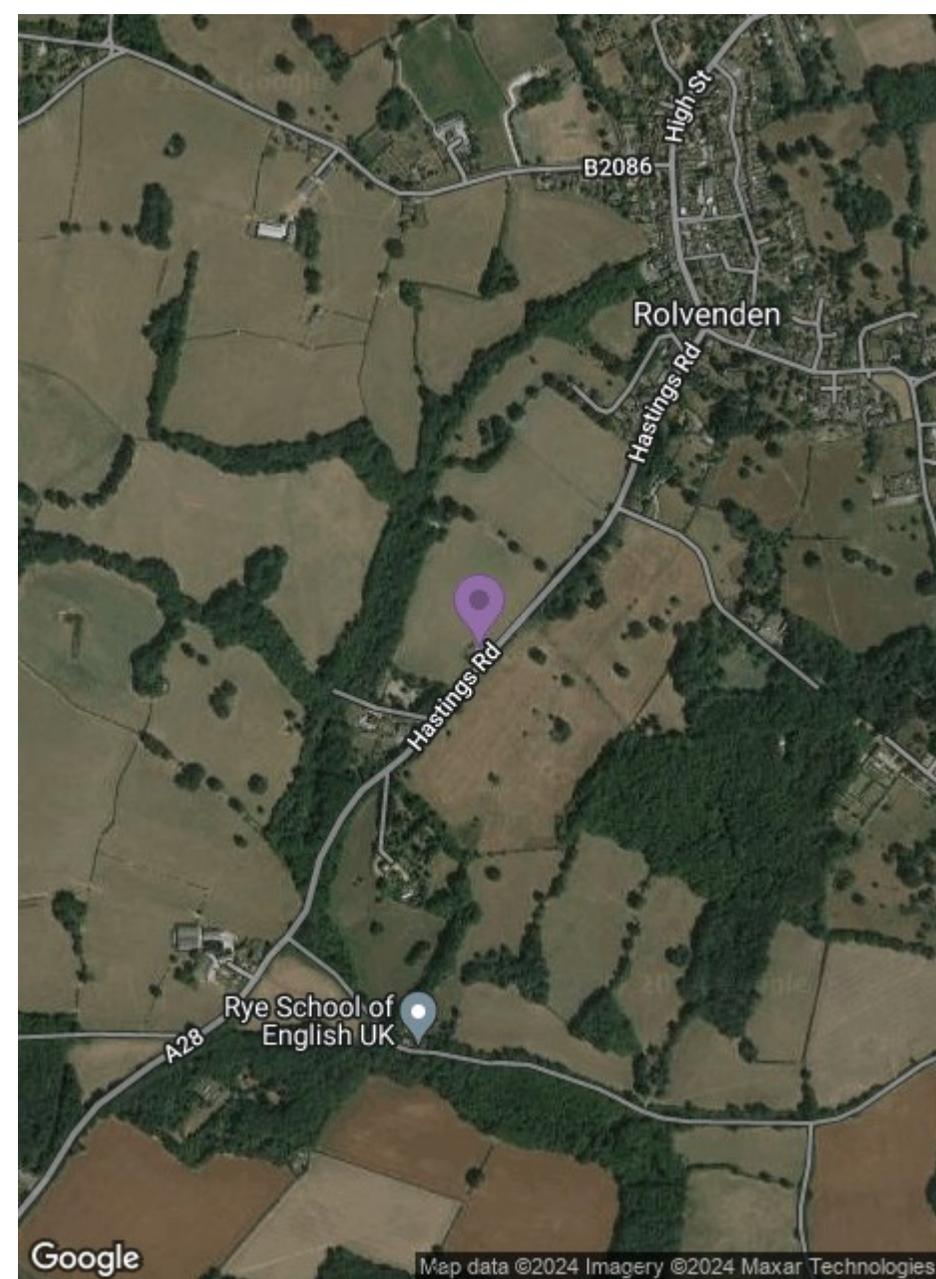




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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			
(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		62	74
	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			
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