

**RUSH
WITT &
WILSON**



28 Halden Field, Rolvenden, Kent TN17 4BX
Guide Price £548,975 Freehold

Rush Witt & Wilson are pleased to offer the opportunity to acquire this attractive detached family home enjoying impressive rural views occupying a desirable location within a small modern development of less than 40 houses in the sought after village of Rolvenden.

The extremely well presented accommodation is arranged over two floors comprising of an entrance hallway, cloakroom, generous sized living room, utility room and stunning kitchen/dining room with direct access to the garden on the ground floor. On the first floor are four bedrooms, the main with an en-suite shower room and the family bathroom. Outside the property offers a brick paved driveway, an attached single garage and private rear gardens. Further benefits include the remainder of a 10 year NHBC building warranty and gas fired central heating. Cranbrook School Catchment.

An internal inspection of this impressive home is highly recommended, to arrange a viewing please call our Tenterden office on 01580 762927.



Entrance Hallway With part obscure glazed entrance door to the front elevation, window to the side, stairs rising to the first floor with recessed storage area beneath, full height fitted storage cupboards, radiator and doors leading to:	En-Suite Shower Room Fitted with a modern white suite comprising low level wc., wall mounted wash hand basin, fully tiled shower cubicle with sliding door, stainless steel heated towel rail, part tiled walls, tiled flooring.	areas.
Living Room 14'7 x 14'1 (4.45m x 4.29m) Window to the front elevation enjoying a pleasant outlook over a lovely green space, radiator.	Bedroom Two 11'5 x 11'5 (3.48m x 3.48m) Window to the rear elevation enjoying pleasant views over the rear garden and adjoining countryside beyond, radiator.	Council Tax Band - F
Cloakroom/WC Fitted with a modern white suite comprising low level wc, wall mounted wash hand basin with tiled splashback, radiator, Karndean flooring.	Bedroom Three 10'5 max x 9'2 (3.18m max x 2.79m) Window to the rear elevation enjoying views over the garden and open farmland beyond, radiator.	Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
Kitchen/Dining Room 21' x 11' (6.40m x 3.35m) Fitted with a range of contemporary style cupboard and drawer base units with matching wall mounted cupboards, complimenting work surface with matching splashback and inset one and a half bowl stainless steel sink drainer unit, inset four burner gas hob with stainless steel backplate, extractor canopy above and upright unit integrated double oven, integrated dishwasher, integrated fridge/freezer, cupboard housing wall mounted gas fired boiler, radiator, space for table and chairs, recessed ceiling spotlights, Karndean flooring, window to the rear elevation, glazed double doors allowing access through to the garden and door leading to:	Bedroom Four 10'6 x 7'5 (3.20m x 2.26m) Window to the front elevation, radiator.	Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
Utility Room 7'8 x 4'6 (2.34m x 1.37m) Fitted with a range of contemporary style cupboard base units with matching wall mounted cupboards, work surface with inset stainless steel sink drainer unit, integrated washer/dryer, radiator, Karndean flooring..	Family Bathroom Fitted with a modern white suite comprising low level wc, wall mounted wash hand basin, panelled bath with mixer tap, shower above and fitted screen, part tiled walls, tiled flooring, stainless steel heated towel rail.	2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
First Floor	Outside	3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
Landing With stairs rising from the entrance hallway, fitted storage cupboards, access to generous part boarded loft space, radiator, doors off to the following:	Front Garden Brick paved driveway providing off road parking for two cars and allowing access to the attached single garage. To one side there is an area of garden planted with a range of established shrubs and lavender, gated side access leads to	4. VAT: The VAT position relating to the property may change without notice.
Bedroom One 11'8 x 10'3 (3.56m x 3.12m) Window to the front elevation, fitted wardrobe, radiator, door leading to:	Rear Garden Being predominately laid to lawn with a selection of paved seating areas offering space for outside dining and entertaining.	5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy
	Attached Single Garage 19'9 x 9'7 (6.02m x 2.92m) Up and over door to the front, obscure glazed window to the rear and part glazed personal door to the side elevation, light and power connected.	
	Agents Note Please note there is annual maintenance charge of circa £600.00 (tbv) which covers the upkeep of all the communal	



TOTAL FLOOR AREA : 1496sq.ft. (139.0 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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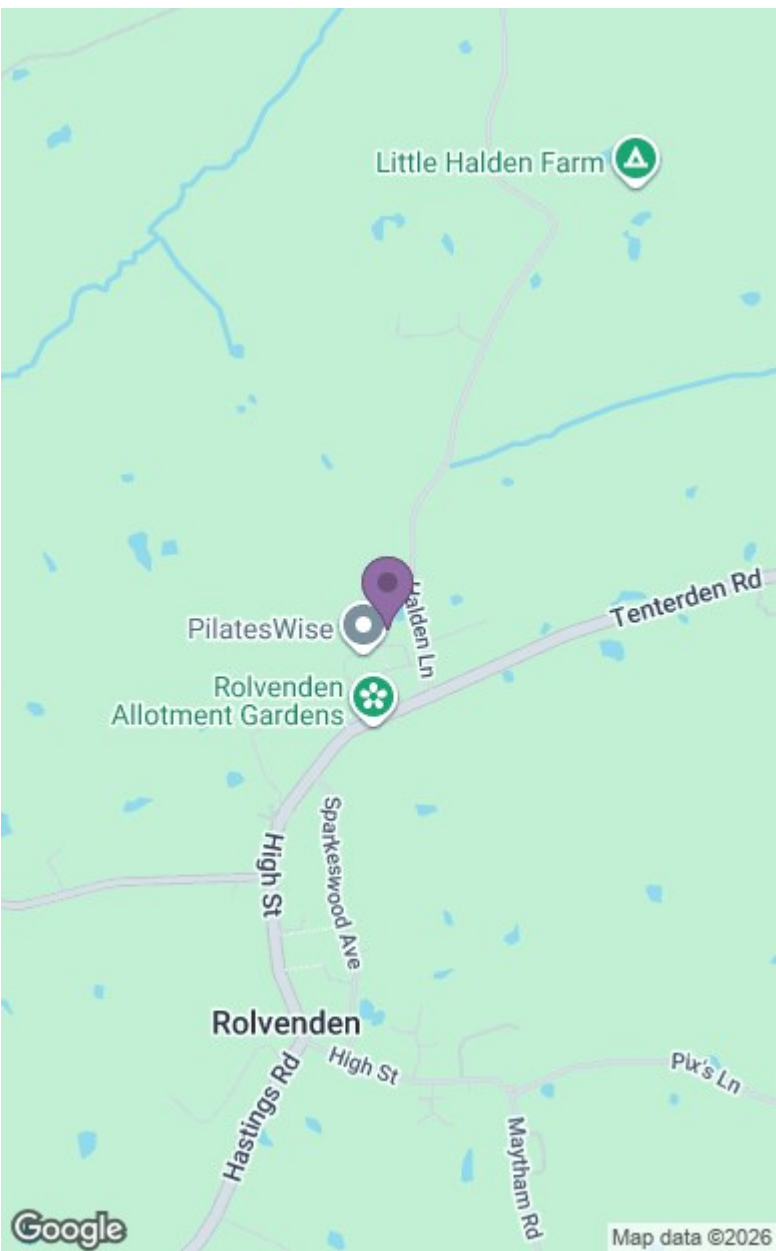


GROUND FLOOR

1ST FLOOR

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating				
		Current	Potential			Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions				
(92 plus) A		85	94	(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			
(29-38) F				(29-38) F			
(1-28) G				(1-28) 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	





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