

**RUSH
WITT &
WILSON**



18-20 Hastings Road, Rolvenden, Kent TN17 4LS
Guide Price £375,000

Rush Witt & Wilson are pleased to offer this beautifully presented Grade II Listed attached character home enjoying an impressive outlook over the Church & war memorial in the heart of the popular village of Rolvenden.

The accommodation is arranged over three floors and comprises an living room with inglenook fireplace and adjoining dining area, generous reception hall/snug, kitchen/breakfast room with bi-fold doors opening to the garden, utility room and bathroom on the ground floor. On the first floor are three double bedrooms and the family bathroom with a further bedroom/loft room to the second floor. Outside the cottage benefits from a good sized rear garden with paved terrace and summerhouse. Offered to the market CHAIN FREE. Cranbrook School Catchment. Considered an ideal second home or an exciting holiday let/investment purchase.

An internal inspection is highly recommended to fully appreciate all the accommodation on offer. 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, wooden flooring and further door leading to:

Living Room

12'6 x 11'9 (3.81m x 3.58m)
With window to the front elevation with secondary glazing and fitted wooden shutters, impressive inglenook fireplace with oak bressumer and inset wood burning stove, wooden flooring, exposed timbers and beams and connecting door to the Kitchen/Breakfast Room.

Open plan to:

Dining Room

10'10 x 10'5 (3.30m x 3.18m)
With two windows to the front elevation with secondary glazing and fitted wooden shutters, wooden flooring, exposed timbers and beams, wall panelling and a selection of decorative stained glass windows. Steps leading to:

Reception Hall/Snug

15'1 x 8'0 (4.60m x 2.44m)
With door to the side elevation and window with secondary glazing and fitted wooden shutters, exposed timbers and beams, wood flooring, exposed brick work with feature fireplace, wall panelling and door leading to:

Utility Room

With part vaulted ceiling, high level window to the rear elevation, tiled flooring, base cupboard unit with inset sink, space and plumbing for washing-machine, space and point for further free standing appliances and fitted shelved cupboard with sliding doors.

Kitchen/Breakfast Room

18'7 max x 13'1 (5.66m max x 3.99m)
Fitted with a granite work surface with inset 1.5 bowel ceramic sink, generous tiled splash back, space and point for gas range style cooker with stainless steel extractor canopy above, space and point for dishwasher, space and point for free standing fridge/freezer, two large free-standing dressers, central island with breakfast bar and draws

beneath, wooden floorboards, radiator, window to the rear elevation, bi-folding doors providing access to the garden, space and table and chairs. Door leading to:

Inner Lobby

With door providing access to the garden, stairs rising to the first floor and folding door to:

Bathroom

Comprising low level W.C, corner vanity unit with inset wash-hand basin and storage beneath, small bath with fixed shower above finished with black pebble natural stone wall tiles, heated towel rail, tiled walls and flooring and window to the rear elevation.

First Floor

Landing

With stairs rising from the Inner Lobby, fitted shelved cupboard, exposed timbers and beams, fitted ladder/stairs to Bedroom 4/Loft Room and connecting doors to:

Bedroom 1

12'5 x 12'1 (3.78m x 3.68m)
With window to the front elevation enjoying a pleasant outlook over the village war memorial, radiator, exposed timbers and beams.

Bedroom 2

12'5 x 10'4 (3.78m x 3.15m)
With window to the front elevation enjoying a pleasant outlook over the village war memorial, exposed timbers and beams, fitted ladder/stairs to a useful loft storage room and radiator.

Bedroom 3

15'5 x 7'11 (4.70m x 2.41m)
With window to the side elevation enjoying a pleasant outlook over the village church, radiator, exposed timbers and beams.

Bathroom

Suite comprising low level W.C, black stone wash-hand basin, bath with fixed shower above, radiator, window to the

rear elevation, useful fitted storage cupboard and fully finished with black pebble natural stone wall and floor tiles,

Second Floor

Bedroom 4/Loft Room

14'3 x 9'4 (4.34m x 2.84m)
Accessed via a fitted ladder/staircase, exposed wooden floorboards, vaulted ceiling with exposed timbers and beams, radiator and window to the side elevation overlooking the village Church.

Outside

Gardens

To the front the property is approached via the access road to the Church with low level hedging to the front boundary.

The established rear garden is a particular feature of the cottage enjoying an southerly aspect and a beautiful view of the village Church and offers a paved patio area considered ideal for outside dining and entertaining accessed via bi-fold doors from the Kitchen/Breakfast Room with paved paths leading through an area of lawn bordered either side with established beds planted with a selection of trees, mature shrubs and seasonal flowers. There is also a delightful pond and summer house.

Agent Note

None of the services or appliances mentioned in these sale particulars have been tested.

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.

* Please note, there is a pedestrian right of way which runs the length of the terrace allowing rear access to the cottages
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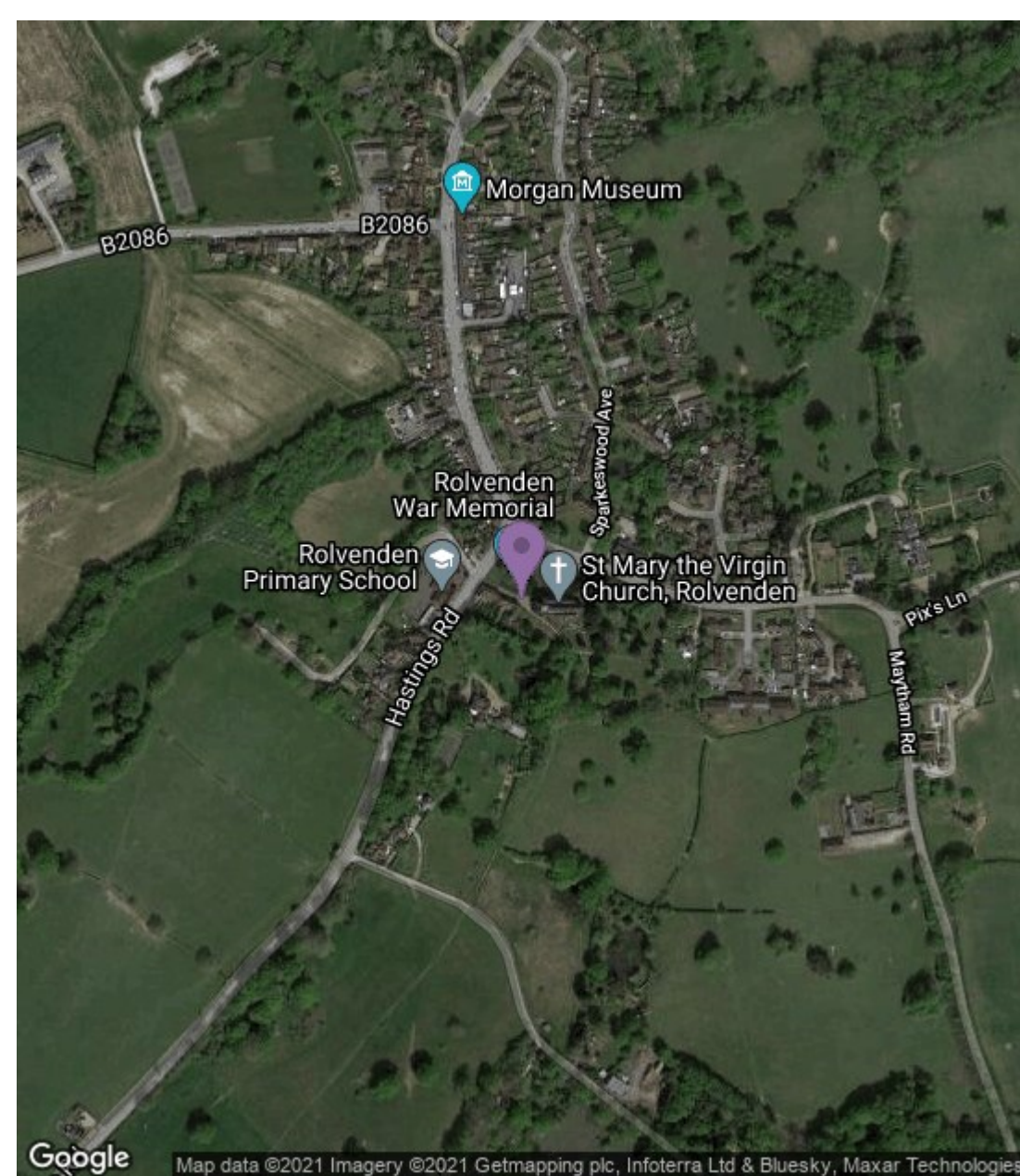




TOTAL FLOOR AREA : 1408 sq.ft. (130.8 sq.m.) approx.

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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