

**RUSH
WITT &
WILSON**



Woodstock House Tenterden Road, Rolvenden, Kent TN17 4NB
Guide Price £995,000

'Woodstock House' offers an extremely rare and exciting opportunity to purchase an impressive detached family home with generous gardens backing onto adjoining farmland occupying a tucked away setting in the heart of Rolvenden village.

The versatile and well-proportioned accommodation offers enormous potential and is arranged over two floors comprising of an impressive entrance hallway with vaulted ceilings, living room with feature fireplace, dining room, family room, kitchen/breakfast room, utility room and cloakroom on the ground floor. Whilst on the first floor are four bedrooms, the main with an en-suite shower room and the family bathroom. Outside the property sits back from the road with sweeping gravelled driveway providing off road parking for a number of vehicles, a detached double garage and a delightful gardens to the front and rear, the latter backing onto adjoining farmland. CRANBROOK SCHOOL CATCHMENT.

A full inspection is highly recommended by the Vendor's sole agents to fully appreciate the fantastic accommodation on offer, for further information and to arrange a viewing please call our Tenterden office on 01580762927.



Entrance Hallway

With vaulted ceilings, entrance door and two windows to the front elevation, stairs rising to the first floor, fitted double coat cupboard, two radiators, double glazed panelled doors connecting to the Family Room and Living Room, further doors leading to:

Cloakroom

Coloured suite comprising low level W.C, corner vanity unit with inset wash-hand basin, part tiled walls, radiator and obscured glazed window to the front elevation.

Dining Room

13'6 x 10'6 (4.11m x 3.20m)

Being double aspect with windows to the front and side elevations, radiator.

Living Room

19'6 x 13'6 (5.94m x 4.11m)

With window to the side elevation, exposed brick feature fireplace with oak bressumer and inset log burning stove, radiator and sliding doors to the rear allowing access to the garden.

Family Room

12'3 11'10 (3.73m 3.61m)

With sliding doors to the rear elevation allowing access to the garden and radiator .

Kitchen/Breakfast Room

22'6 x 9'11 (6.86m x 3.02m)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing work-surface with tiled splash-back, inset sink/drain unit, inset gas hob with extractor canopy above, upright unit housing integrated double oven, space and point for fridge/freezer, space and point for dishwasher, space for table and chairs, radiator, windows to rear and side elevations and stable door giving access to the garden. Connecting door to:

Utility Room

8'9 x 7'5 (2.67m x 2.26m)

Fitted with a range of cupboard and drawer base units with matching wall mounted cupboards, work-surface with inset stainless steel sink/drain unit, space and plumbing for washing machine, floor standing gas fired boiler, window to the front and stable door to the side elevation allowing access to the garden.

First Floor

Galleried Landing

With shelved airing cupboard housing insulated hot water tank, access to loft space, radiator and connecting doors leading to:

Bedroom 1

16'6 max x 13'7 (5.03m max x 4.14m)

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

En-Suite Shower Room

Coloured suite comprising low level W.C, vanity unit with inset 'his and hers' wash-hand basins and storage beneath, fitted shower tray (not currently in working order) window to the front elevation and radiator.

Bedroom 2

15'2 x 10'8 (4.62m x 3.25m)

With window to the front elevation, double fitted wardrobe and radiator.

Bedroom 3

12'8 x 10'3 (3.86m x 3.12m)

With window to the rear elevation enjoying views over the garden and adjoining farmland beyond, fitted double wardrobe and radiator.

Bedroom 4

10'3 x 9'4 (3.12m x 2.84m)

With window to the rear elevation enjoying views over the garden and adjoining farmland beyond, two fitted wardrobes and radiator.

Bathroom

Coloured suite comprising low level W.C, vanity unit with inset wash-hand basin, corner bath, radiator and window to the front elevation.

Outside

Gardens

The generous gardens are a real feature of Woodstock House and are thought measure to approximately half of an acre (tbv). The property sits back from the road with being accessed via a five bar gate leading to a sweeping gravelled driveway providing extensive off-road parking, turning space and access to the detached double garage. To one side is a large area of lawn being interspersed with a section of mature trees and shrubs.

Gated accessed on both sides ledads to The established rear gardens offers a paved patio area accessed from Living Room, Family Room and Kitchen/Breakfast Room considered ideal for outside dining and entertaining. This leads to good sized level area of lawn bordered with range of established beds planted with a selection of mature shrubs and well maintained hedging rear boundary where the property backs onto and enjoys impressive views over adjoining farmland. The whole forms a particularly pleasing vista.

Double Garage

With two up and over doors to the front elevation, personal door to the side, light and power connected.

Agent Note

Council Tax Band: G

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.



GROUND FLOOR
1235 sq.ft. (114.8 sq.m.) approx.



1ST FLOOR
915 sq.ft. (85.0 sq.m.) approx.

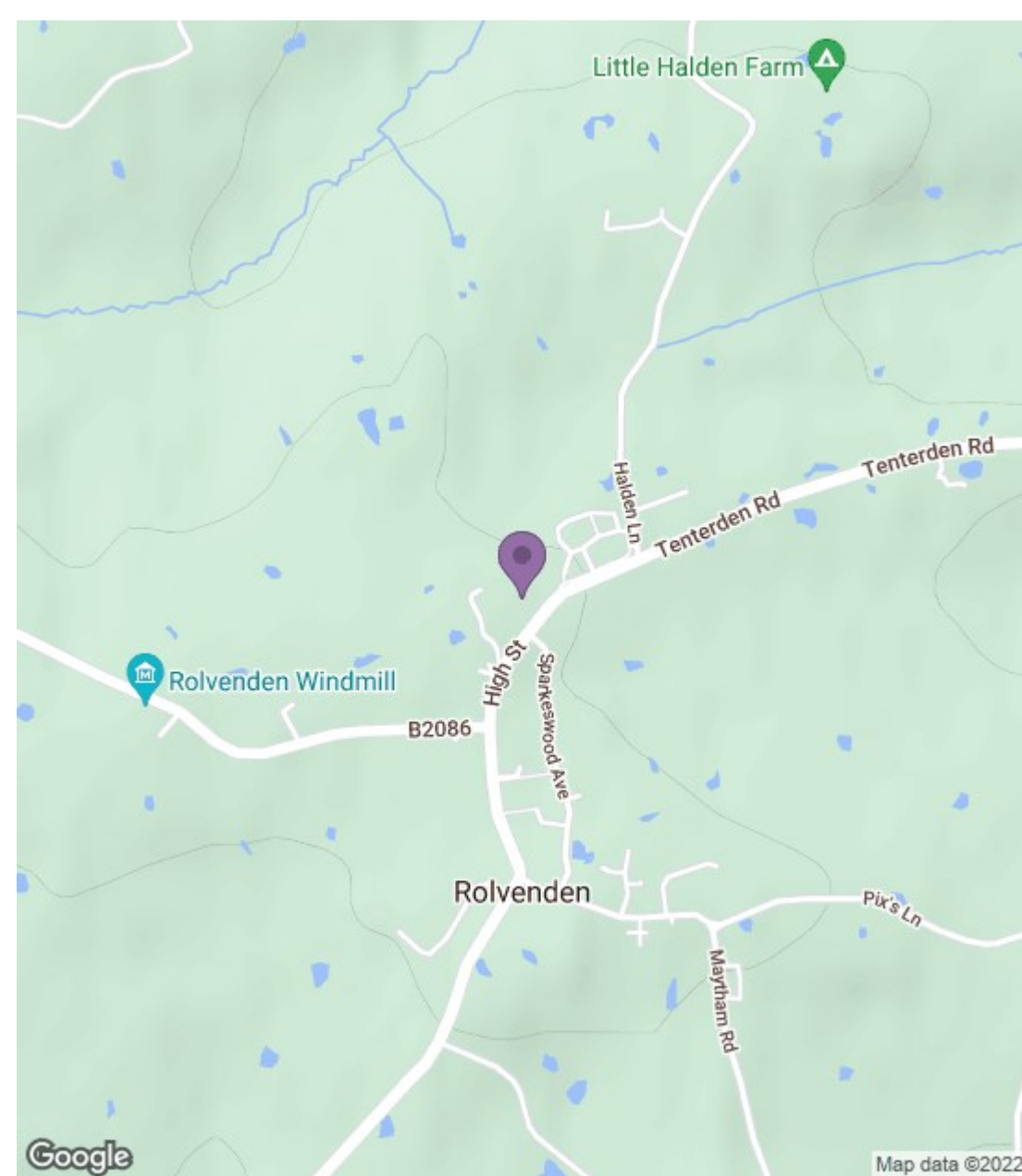


TOTAL FLOOR AREA : 2150 sq.ft. (199.8 sq.m.) approx.

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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| 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 | | | |
| | | 68 | 83 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (82 plus) | A | | |
| (61-81) | B | | |
| (49-60) | C | | |
| (35-48) | D | | |
| (19-34) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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