

**RUSH
WITT &
WILSON**



**Apartment 8 Great Maytham Hall, Rolvenden, Kent TN17 4NE
Guide Price £220,000**

Rush Witt & Wilson are pleased to offer the opportunity to acquire this elegant and spacious second floor apartment set within this stunning Grade II* Listed country mansion surrounded by communal gardens and grounds of approximately 17 acres (tbv) and set on the edge of the outskirts of the sought after village of Rolvenden. This delightful apartment enjoys stunning far reaching views over the beautiful communal gardens and countryside beyond and offers well-presented accommodation comprising an entrance hallway, kitchen/breakfast room, shower room and impressive 20'3 x 17'10 living/dining room and 17'10 x 16'5 master bedroom. This apartment also benefits from a further guest bedroom with en-suite shower room separate from the apartment located along the communal landing space. There is a Communal Entrance Hall with a grand staircase allowing access to the apartment and a fitted lift. This Listed Grade II * country mansion was designed by Sir Edwin Lutyens and built for the Right Honourable H J Tennant and the children's author Frances Hodgson Burnett lived as Great Maytham where she gained the inspiration for her novel The Secret Garden. Offered to the market CHAIN FREE. For further information and to arrange a viewing please call our Tenterden office on 01580762927

Please Note: The apartment is subject to an annual service charge of £7694.50 (2019)

Communal Entrance

A stunning communal entrance hall with grand staircase and lift provided access to the second floor apartment. There is also an impressive communal reception room with direct access to a paved terrace at the rear.

Entrance Hallway

Living/Dining Room

20'3 x 17'10 (6.17m x 5.44m)

With two windows to the rear elevation enjoying stunning rural views over the communal gardens and open

countryside beyond, radiator, decorative feature fireplace and fitted storage cupboard.

Kitchen/Breakfast Room

13'3 x 10'11 (4.04m x 3.33m)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing woodblock work-surface with inset ceramic sink/drainage unit and tiled splash-backs, inset electric hob with extractor canopy above, upright unit housing integrated double oven and microwave, integrated washing-machine, space for table and chairs, radiator and two windows to the rear elevation enjoying stunning rural views over the communal gardens and open countryside beyond.

Shower Room

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, large walk in shower with fitted screen, part tiled walls, radiator, wall mounted electric towel rail, fitted storage cupboard and window to the rear elevation.

Master Bedroom

17'10 x 16'5 (5.44m x 5.00m)

With two windows to the rear elevation enjoying stunning rural views over the communal gardens and open countryside beyond, radiator, decorative feature fireplace and full height fitted wardrobes to one wall.

Bedroom 2/Guest Room

10'1 x 9'1 max (3.07m x 2.77m max)

** Please Note this bedroom is separate from the main apartment and is accessed independently further along the communal landing but for the sole/private use of Apartment 8 ****

With window to the front elevation, fitted wardrobe/storage cupboard, radiator and connecting door to:

En-Suite Shower Room

White suite comprising low level W.C, wash-hand basin, shower cubicle and tiled walls.

Outside

Communal Gardens

Great Maytham Hall is approached via a sweeping gravel drive through an arched gatehouse with private and guest parking space to the front of the property. There are delightful communal gardens and grounds extending to approximately 17 acres (unmeasured) with large areas of level lawn being interspersed with a selection of established trees and shrubs, a large paved terrace and 18th Century walled garden.

Agent Note

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.

Please Note residents are to be over 21 years of age.

Please Note: The apartment is subject to an annual service charge of £7694.50 (2019). The service charges includes buildings insurance, maintenance of the building and communal grounds, cleaning of the communal areas and external window cleaning. Security television. 24 hour emergency call facilities and House manager. Ground Rent: £500 p/a.

Lease: 99 years from 25 December 2004

SECOND FLOOR



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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