

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is situated in Rolvenden Layne, which has its own public house, just on the edge of Rolvenden, a pretty Kentish village with a parish church, restored windmill, weekly farmers' market and village shop with post office. Nearby is Great Maytham Hall, which was lived in by Frances Hodgson Burnett and inspired her to write "The Secret Garden". 4 miles to the north is the town of Tenterden which is served by Waitrose and Tesco supermarkets, doctors' surgery, banks independent shops and restaurants. The Ancient Town and Cinque Port of Rye (9.5 miles) is renowned for its medieval fortifications and fine period architecture. The town has a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented. Rye Festival is held annually. There are a number of well-regarded public and state schools available in the area. Mainline stations to London are available from Ashford (18 miles) where there is a high speed service to St Pancras (journey time 37 minutes), Headcorn (11.5 miles) and Staplehurst (12.5 miles). A great attraction is the Kent and East Sussex Railway which runs steam trains through ten and a half miles of unspoilt countryside between Tenterden and Bodiam.

Forming a brand new house presenting brick and tile hung elevations set with double glazed windows beneath a pitched slate roof. Internal features include wooden flooring throughout the ground floor with carpeting in the first floor bedrooms.

The accommodation comprises front door into the **entrance hall**, stairs rising to the first floor with cupboard under.

Living room with window to the front.

Study/bedroom 3 has a window to the front.

Kitchen/dining room is fitted with a good range of base and wall mounted units incorporating a 4 ring electric hob, double oven, extractor fan, integrated fridge/freezer, dishwasher and refuse bin. Double doors out to the rear garden.

Cloakroom comprising w.c, wash hand basin with cupboard under.

First floor landing with doors to both bedroom and family bathroom. Built in double cupboard.

Bedroom 1 windows to front and rear. **En suite shower room** comprising walk in shower, w.c, wash hand basin with cupboard under, heated towel rail.

Bedroom 2 window to front. **Family bathroom** comprising panelled bath, separate shower cubicle, w.c, wash hand basin, window to rear, heated towel rail.

Outside: To the front there is a private driveway for two vehicles with an electric charging point and a private front garden. A side gate leads to the fenced rear garden which has an area of paved terrace with lawn beyond backing onto woodland. Beyond the access road at Frensham Green is a large attractive communal "Green" . The communal green and access road will be owned by a management company jointly owned and managed by the four properties.

Local Authority: Ashford Borough Council – Tax Band to be confirmed

Price guide: £535,000 freehold

2 Frensham Green, Maytham Road, Rolvenden Layne, Cranbrook, Kent TN17 4FA



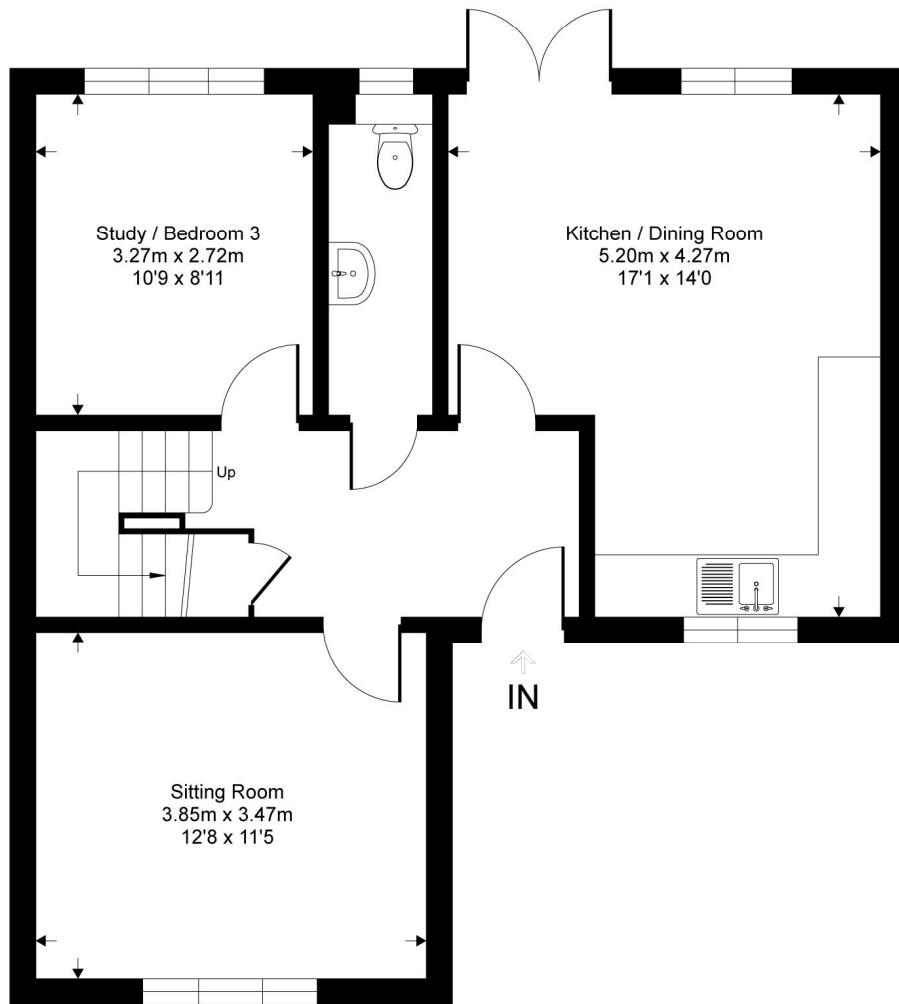
A brand new 2/3 bedroom detached house situated in the village of Rolvenden Layne, fully fitted and finished to a high standard ready for occupation.

- Entrance hall • Living room • Study/bedroom 3 • Kitchen/dining room • Cloakroom
- First floor landing • Bedroom 1 with en suite shower room • Bedroom 2 • Family bathroom
- Two parking spaces with electrical charging point • Fenced and landscaped gardens to the rear
- EPC rating B • 10 year Protek New Home Warranty

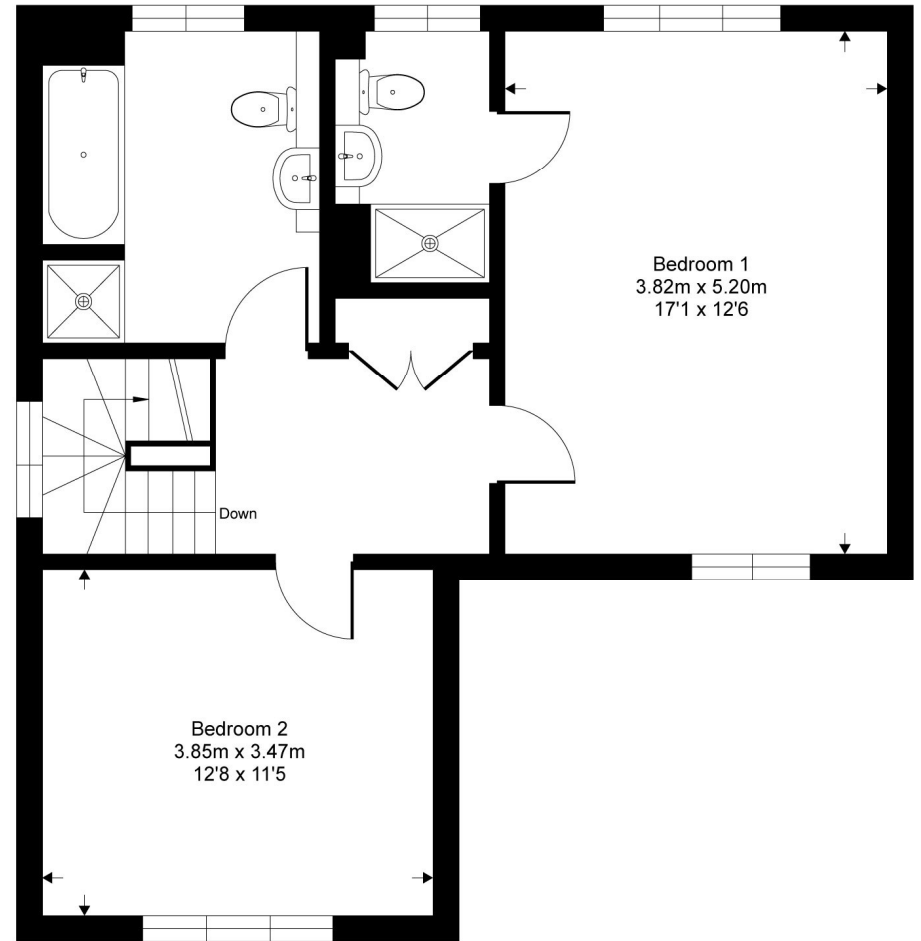


Rolvenden Layne

Approximate Gross Internal Area = 114 sq m / 1222 sq ft



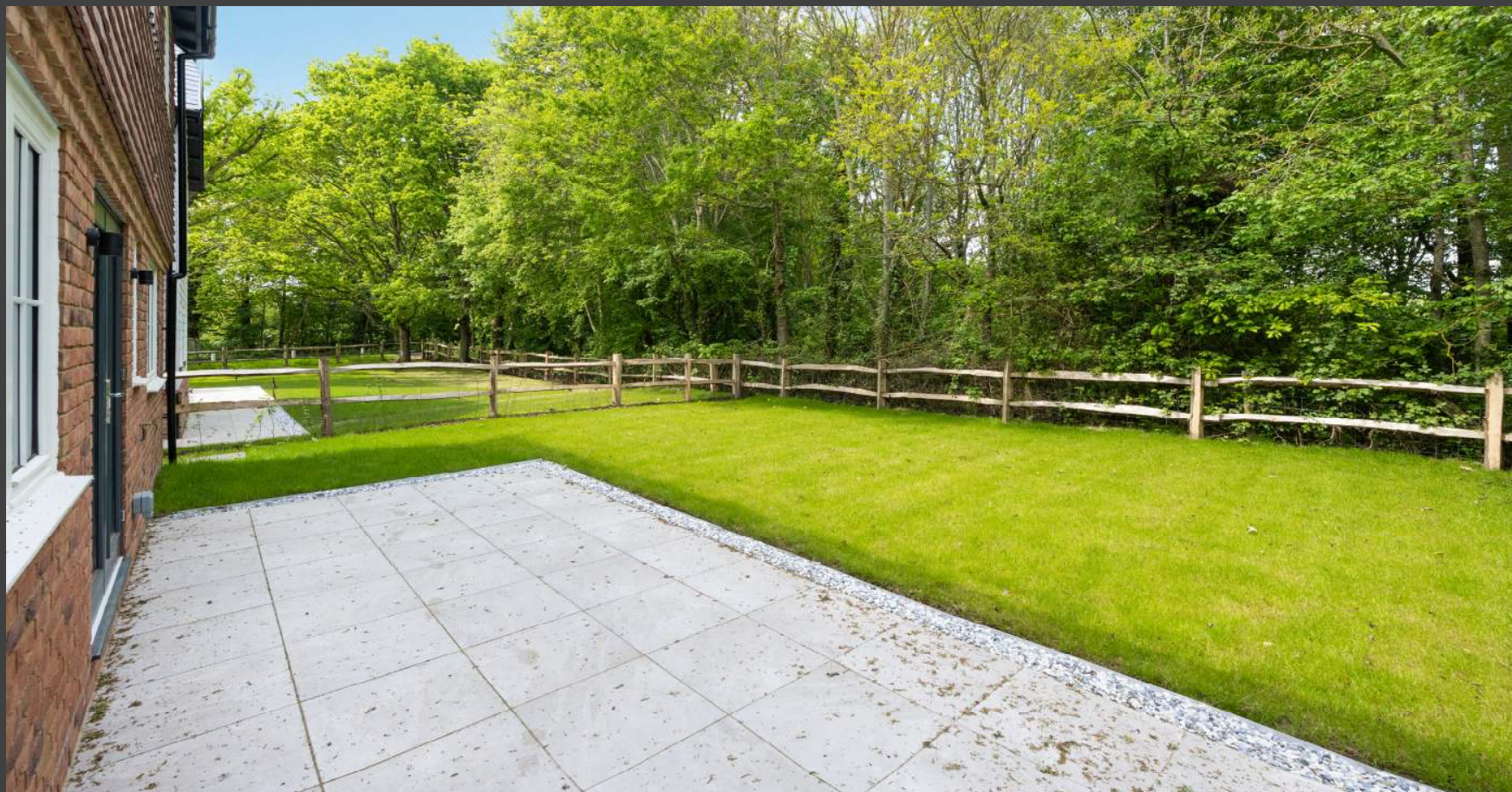
Ground Floor



First Floor

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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