

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.

Living room with bay window to the front, wood burning stove.

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, wine fridge, integrated fridge/freezer, dishwasher and refuse bin. Island unit, additional under stairs cupboard and triple bi-folding doors out to the rear garden.

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

First floor landing with doors to all bedroom and family bathroom.

Bedroom 1 window to front.

Bedroom 2 and 3 have windows to the rear overlooking the garden.

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 - Council Tax Band to be confirmed.

Price guide: £519,950 freehold

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



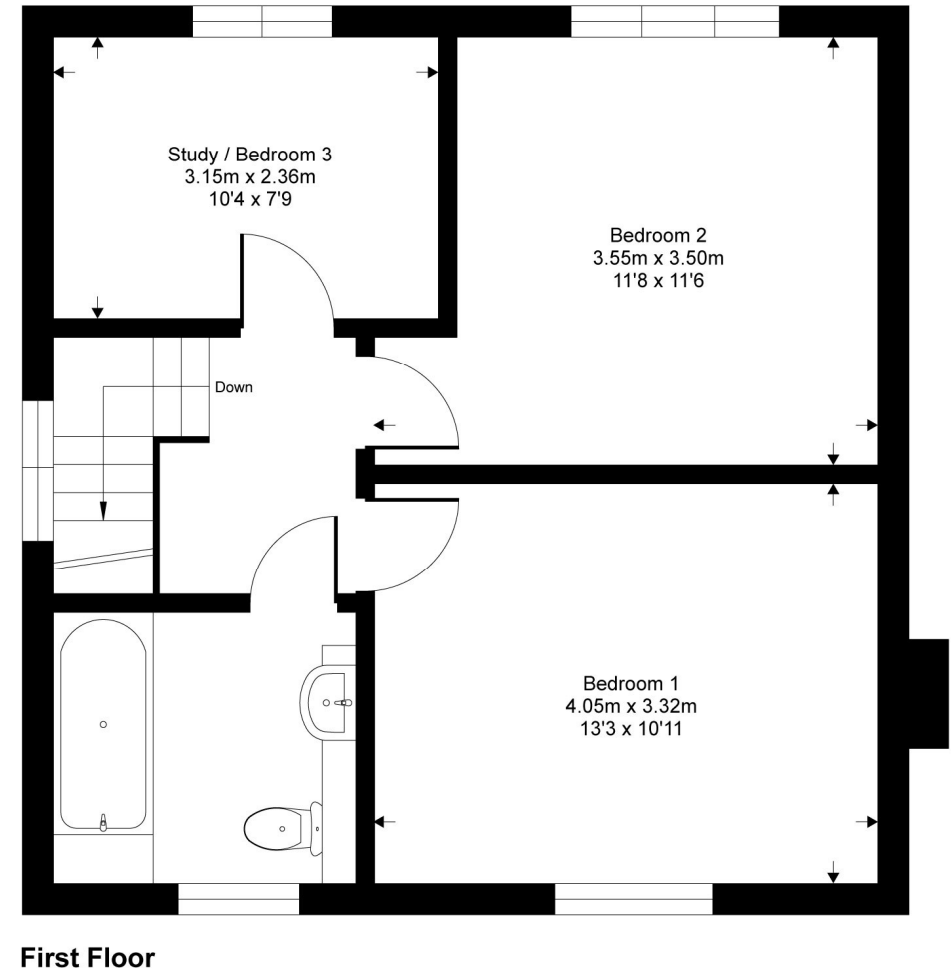
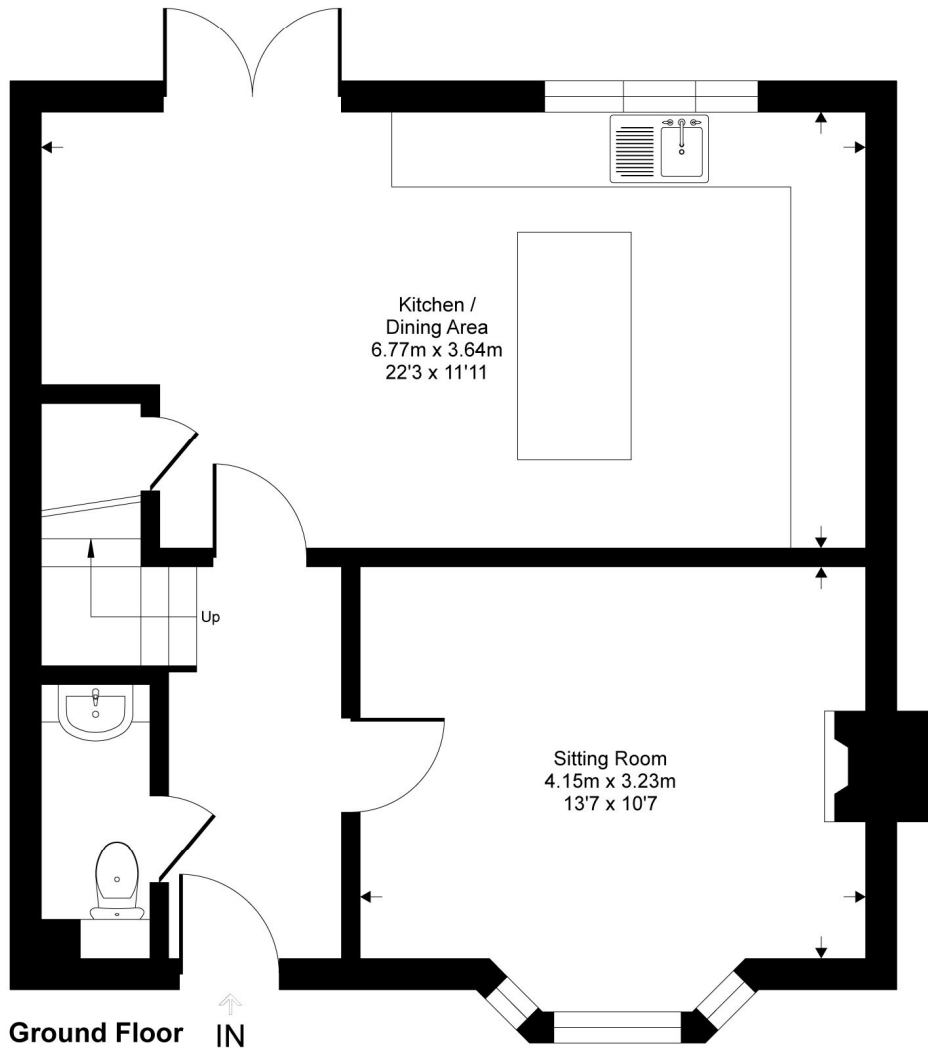
A brand new three bedroom detached house situated in the village of Rolvenden Layne, fully fitted and finished to a high standard ready for occupation.

- Entrance hall • Living room with wood burning stove • Kitchen/dining room • Cloakroom
 - First floor landing • 3 bedrooms • 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 = 95 sq m / 1023 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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