

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is situated in the hamlet of Rolvenden Layne, which has the Ewe and Lamb public house, just on the edge of Rolvenden, a pretty Kentish village with a parish church, restored windmill, weekly farmers' market, village hall, primary school 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 Arts 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.

A semi-detached Grade II Listed late eighteenth century period cottage presenting park brick and part weather board clad elevations beneath a pitched peg tiled roof. The accommodation, which would benefit from some upgrading/improvement, is arranged over two levels, as shown on the floor plan.

A part glazed doors open into an entrance lobby with a tiled floor and an inner door leading to the sitting room, which overlooks the front garden and has exposed ceiling beams, a brick fireplace and a fitted wood burner with a back boiler serving two radiators and a modern storage heater.

To the rear of the cottage is a kitchen/breakfast room, which overlooks the courtyard and has a beamed ceiling, matchboard panelling, an electric cooker point, plumbing for a washing machine and a part glazed door to outside. There is a range of fitted cabinets comprising cupboards and drawers beneath work surfaces with an inset stainless steel sink which are functional but requiring replacement.

On the first floor, there is a landing with a built-in storage cupboard. The double bedroom, which overlooks the front garden, has an attractive cast iron fireplace, a built in linen cupboard with a hot water tank and immersion heater and hatch to the roof space.

The bathroom has modern fittings comprising a pedestal wash basin, close coupled wc and panelled bath with a wall mounted shower attachment.

Outside: The property is approached via a picket gate set into a hedgerow and a brick path which leads alongside an area of lawn to the rear of the cottage where there is a small paved yard with a log store and a useful attached outbuilding with plumbing for a washing machine.

Local Authority: Ashford Borough Council. Council Tax Band C

Services: Mains water, electricity and drainage.

Directions: From Rolvenden High Street, turn left by the Church, signposted Rolvenden Layne. Continue on Maytham Road for about a mile and then turn left onto Frensham Road, where the property will be found towards the end on the left hand side.

Guide price: £250,000 Freehold

Rosemary Cottage, 20 Frensham Road, Rolvenden Layne, Cranbrook, Kent TN17 4NJ

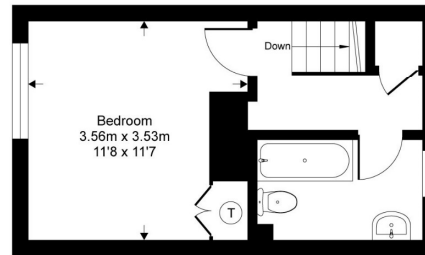


A late eighteenth century Grade II Listed period cottage with a useful outbuilding situated in the favoured hamlet of Rolvenden Layne.

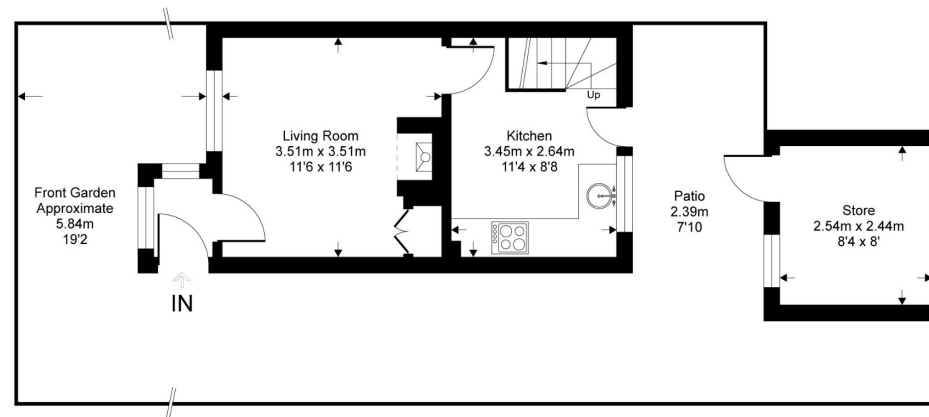
- Entrance lobby • Sitting room • Kitchen/breakfast room • Landing • Double bedroom • Bathroom • EPC rating E
- Adjacent outbuilding comprising utility room/store • Front garden • Rear courtyard

## Frensham Lane

Approximate Gross Internal Area = 46 sq m / 490 sq ft  
Approximate Outbuilding Internal Area = 6 sq m / 67 sq ft  
Approximate Total Internal Area = 52 sq m / 557 sq ft



First Floor



Ground Floor

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.

Copyright Casaphoto Ltd. 2023 - Produced for Phillips and Stubbs

Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

### Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN 01797 227338 rye@phillipsandstubbs.co.uk  
Mayfair Office, 15 Thayer Street, London W1U 3JT 0870 1127099 mayfair@phillipsandstubbs.co.uk

[www.phillipsandstubbs.co.uk](http://www.phillipsandstubbs.co.uk)