

**HOBBS • PARKER**

Country Houses





## Apartment 20

Great Maytham Hall

Rolvenden

Cranbrook, Kent. TN17 4NE

A beautiful ground floor two bedroom apartment set within this delightful Lutyens mansion. This apartment has its own private entrance and also direct rear access to the terrace and gardens.

Guide price £598,000



### Accommodation

Reception / dining hall • Sitting room • Kitchen  
Master bedroom with bathroom en-suite • Walk in wardrobe • Guest bedroom with bathroom en suite

### Communal areas within the house

Entrance hall • The Churchill Room (The Salon)  
Guest bedroom suite

### Gardens

Seventeen acres of immaculately maintained gardens

### Communications

Rolvenden 0.5 mile • Tenterden 3.5 miles  
Cranbrook 6.5 miles • Rye 10 miles • Ashford 16 miles





## Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

## Situation

Great Maytham Hall is set in the beautiful Kent countryside. The village of Rolvenden is a short distance away and has a village shop and post office, primary school, and two public houses. The village has an active community with many activities organized in the village hall.

The charming market towns of Cranbrook and Tenterden are nearby and offer a wide range of shops, restaurants, public houses and supermarkets.

## Great Maytham Hall

Great Maytham Hall was rebuilt in the early part of the 20th Century on the site of an earlier house. It was designed by Sir Edwin Lutyens and built for the Tennant family.

Set within seventeen acres of delightful gardens, the house has been divided into individual apartments and now provides a beautiful and peaceful location in which to live.

## Apartment 20

Apartment 20 enjoys its own private entrance at the front of the house. One enters the long reception hall which is used as a dining room at one end, and as a study at the other.

The sitting room has a triple aspect with views over the gardens and there is a door out to the terrace. The focal point of the room is the magnificent marble fireplace. This is a beautifully proportioned room with high ceilings and impressive sash windows.

The inner hall between the sitting room and kitchen has a number of useful built in cupboards.

The kitchen has been fitted with a range of cream units under a wooden work surface. There is a useful walk in pantry and space for a breakfast table. There are a number of built in appliances including oven, hob, dishwasher and washing machine as well as an 'American' fridge freezer.

The master bedroom has a walk in wardrobe and cupboards either side of the marble fireplace. This room overlooks the gardens and there is a door to access the terrace.

The en suite bathroom has a bath as well as a separate shower.

The guest bedroom has floor to ceiling wardrobes and the en suite bathroom is a good

size with both bath and shower.

## Outside

Great Maytham Hall is approached via a long gravel drive flanked by mature trees. The gardens to the front of the house are a mass of daffodils and bluebells in the Spring.

To the immediate rear of the house is a beautiful terrace with views across the gardens and the countryside beyond. To one side of the large lawns are the more formal gardens with the walled 'Secret Garden' (the inspiration for the novel by Frances Hodgson Burnett). Further on is the Pond Garden with an ornamental pond at its centre. These gardens have immaculate lawns and herbaceous borders.

The Cutting Garden is a lovely amenity for residents. There are fruit bushes and vegetable beds and many residents enjoy pottering in these gardens and sharing the produce. Garages are available for rent.

## Services

Gas heating, mains drainage, mains electricity.

## Maintenance & service charge

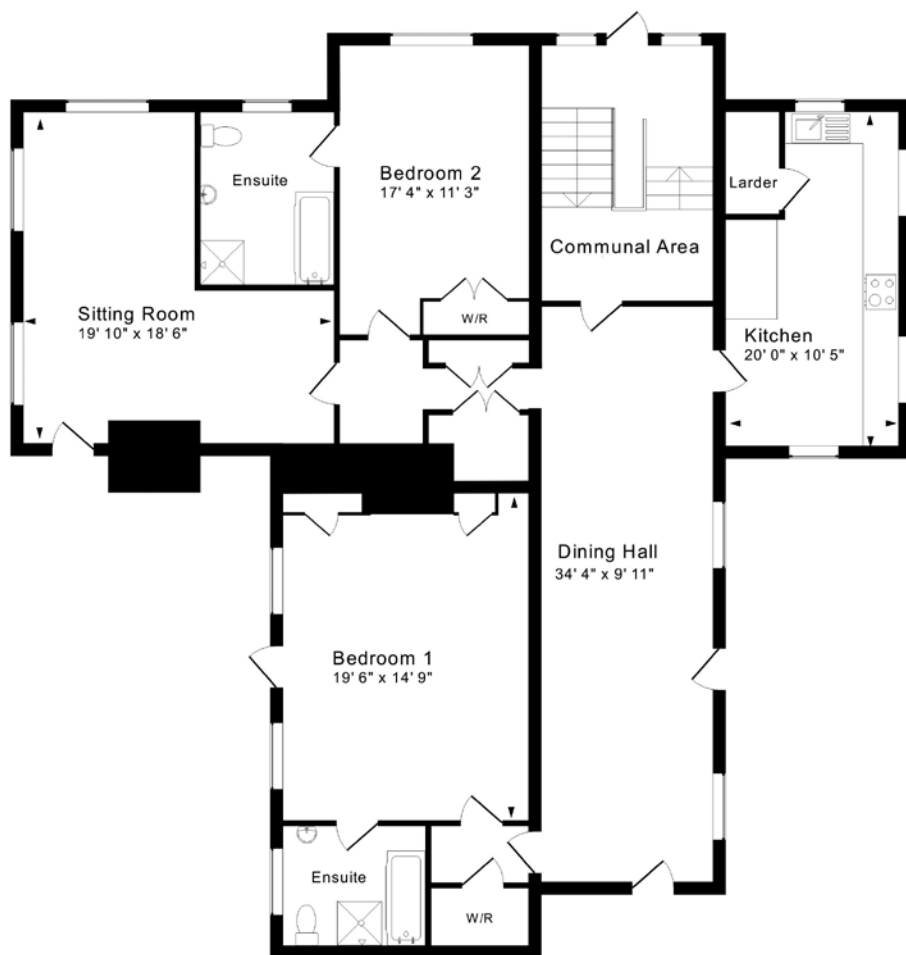
Various services and facilities are provided by the freehold owner and a monthly charge is made for these, which include:-

Buildings insurance, maintenance and repairs to the buildings, gardening and the upkeep of the grounds, cleaning of communal areas and 1½ hours per week of cleaning the apartment, external window cleaning, security including CCTV, Care Call system.

A charge of £906 per month is paid for these services. In addition there is a ground rent of £399 per year payable.

## Tenure

Leasehold with 99 year lease from 2005.



Approx. Gross Internal Floor Area: 1,865 Sq. Ft. / 173 Sq. M  
184-522j Copyright Jemesis Ltd 2015

**Apartment 20**  
**Great Maytham Hall**  
**Rolvenden**  
**Cranbrook, Kent. TN17 4NE**

#### Directions

From our offices, head west along the High Street, and follow the A28 to Rolvenden. Continue through the village and turn left into Maytham Road. Great Maytham Hall will be found on your right. There are visitors parking spaces to the front of the house.

#### Viewing

Strictly by appointment only. If you would like to view Apartment 20, Great Maytham Hall, please telephone our offices.



**hobbsparker.co.uk**



# Country Houses

DISTINCTIVE COUNTRY PROPERTY

#### Rolvenden

Rolvenden is a traditional Kentish village with the main street lined with pretty white weatherboard cottages.

At one end of the village is the ancient parish church. Rolvenden has a thriving store and post office as well as two pubs.

The village attracts its fair share of visitors, with attractions including Rolvenden Motor Museum, Hole Park and Rolvenden windmill.



**HOBBS • PARKER**  
Country Houses



**Ashford Office**  
Romney House  
Orbital Park  
Ashford TN24 0HB  
01233 506220

**Tenterden Office**  
9 The Fairings  
Oaks Road  
Tenterden TN30 9QX  
01580 766766



# Are you planning to sell your house?

**Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do!**

Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. Valuing and selling houses in and around the Tenterden area every single day, makes me the best man for the job.

The first few weeks of marketing your house are vitally important. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within Tenterden Homes, The Villages, Country Houses and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Tenterden and its surrounding villages, Hobbs Parker offers you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help



**Simon Godfrey**  
Director & Head of  
Hobbs Parker Tenterden Homes