



5 Thornden Court

Thornden Lane

Rolvenden Layne Kent TN17 4PS

No.5 Thornden Court is a very well presented property with four bedrooms set over three floors and is part of an attractive conversion of a former stable block. Courtyard garden to the rear and a beautiful 'secret garden' at the end of a path. The property has a garage en bloc and there is ample parking for residents and guests.

Guide Price: £485,000



Accommodation

- Entrance hall • Open plan kitchen / dining / living room • Four bedrooms • Family bathroom • Family shower room • Rear porch

Outside

- Rear courtyard • Secret garden with summer house and garden store • Garage en bloc

Communications

- Rolvenden – 1 mile • Tenterden – 4 miles
- Cranbrook – 7 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

Thornden Court is at the end of Thornden Lane, a no through road. The pretty hamlet of Rolvenden Layne is a quiet rural community with no busy roads, making it a sought after location. There is a popular pub, the Ewe & Lamb just down the road, known for its' good food.

Just up the hill, the village of Rolvenden has a thriving village store as well as two public houses and a popular primary school.

A wider range of amenities are on offer in Tenterden and Cranbrook. These historic market towns offer good shopping, a number of cafes, pubs and restaurant as well as many leisure facilities.

There is a good choice of both private and state schools (including grammar schools) in the local area.

5 Thornden Court

Once a stable block, the properties in Thornden Court are set around an attractive central courtyard.

No.5 offers living accommodation over three floors. On the ground floor there are three bedrooms (two of which have built in wardrobes) leading off the spacious entrance hall which had been laid with oak flooring. These bedrooms share the family shower room located on the ground floor and in addition there is a utility room and access to the rear porch.

The living accommodation is on the first floor and is open plan set over two levels. The kitchen is well fitted with a range of oak units

under a granite work surface and has a number of built in appliances including Neff electric ovens, Smeg dishwasher and a fridge freezer.

The dining area has ample space for a dining table.

Up two steps is the sitting room with a fireplace providing a focal point. There is a family bathroom on the first floor and this has been recently refitted with a contemporary suite.

On the second floor is the fourth bedroom which has an attractive vaulted ceiling and could make a good studio if not required for bedroom accommodation. There are built in storage cupboards and a walk in cupboard that has been fitted with a sink and has potential to be turned into en suite facilities.

Outside

The property fronts the central courtyard and is approached through an arch from the parking area. The garage is part of a block and has power connected.

To the immediate rear of the property is a block paved courtyard with raised beds, providing a lovely spot for outdoor dining. If you then follow a path to the side you come to the beautiful 'secret' garden. A pergola, with a decked walkway and climbing plants leads to the summer house, which overlooks the well maintained lawns and neatly trimmed box hedges. The gardens back onto woodland, making this a very private space. Beyond the summer house is the wooden garden store and a natural area that would be perfect for growing vegetables and a greenhouse.

Services

Mains water & drainage, electric heating.

Agents note

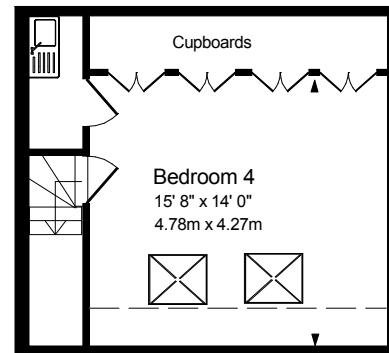
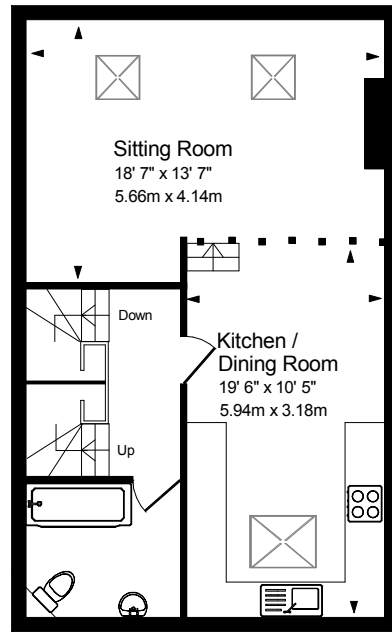
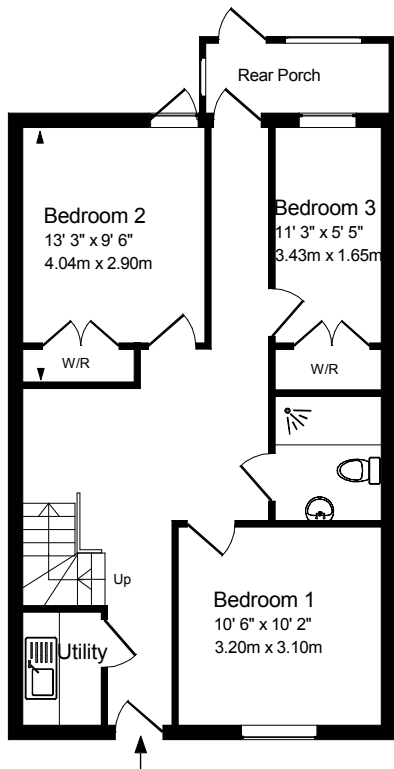
The property enjoys a right of access to the garden through neighbouring gardens. There is a monthly maintenance charge of approximately £50 to pay for upkeep of communal areas.

Viewing

Strictly by appointment only. If you would like to arrange a viewing please call our offices.

Rolvenden

LOCAL VILLAGE PROPERTY



Second Floor

Ground Floor

Approximate Gross Internal Floor Area House : 1,445 Sq. Ft. / 134 Sq. M.

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Directions

From Tenterden follow the A28 west out of town towards Rolvenden. Once in the village, turn left, signposted Rolvenden Layne. Upon reaching Rolvenden Layne continue through the village and turn right into Thornden Lane. Thornden Court will be found at the end of the lane.

hobbsparker.co.uk onTheMarket.com [rightmove](http://rightmove.com)

Energy Performance Certificate



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
The Villages



Ashford Office
Romney House
Orbital Park
Ashford TN24 0HB
01233 506260

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

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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 Tenterden 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