



**Copper Beech, 19b Rolvenden Hill**  
**Rolvenden, Cranbrook, Kent TN17 4JN**

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**Guide Price : £495,000**

**Surrounded by open countryside on the outskirts of the sought after town of Tenterden, "Copper Beech" is a beautifully presented, detached 3 double bedroom property, which also benefits from a pretty south facing garden, integral garage and driveway providing off-street parking for a number of cars.**

**The immaculately presented, deceptively spacious living accommodation is light and bright throughout and would suit any number of different purchasers.**

**To the ground floor, there is a generous, welcoming entrance hall, well-designed modern kitchen, large sitting room which opens up onto the dining room and has lovely views over the garden, contemporary shower room and very useful integral garage. On the first floor, there is a large airy landing, a tasteful main bathroom, and three good size double bedrooms, two of which have good amounts of built-in storage.**

**Outside, there is a driveway to the front providing parking for several cars, while to the side and back, the low maintenance south / south-west facing gardens have been beautifully landscaped and maintained.**

**Although situated in a semi-rural location with wonderful countryside views and walks on the doorstep, the historic town of Tenterden, with its picturesque High Street and superb array of independent shops and many amenities, is only a short 1 mile drive away, which is what makes this location so popular.**

- Attractive detached 3 double bedroom / 2 bathroom home
- Beautifully modernised & immaculately presented throughout
- Deceptively spacious accommodation which is a light and bright
- Enclosed landscaped, low maintenance south facing garden
- Integral garage / drive providing off road parking
- Accessible semi-rural location close to good local amenities
- Tenterden's tree lined High Street about a mile distant
- Countryside views / Many good walks on doorstep

**SITUATION** This property is situated just a mile from the picturesque High Street of Tenterden, with its comprehensive range of shopping, leisure and health facilities and abundance of independent shops, small cafés and restaurants. A variety of educational opportunities exist in the town, and it is also within the catchment for the Ashford Grammar Schools.. Headcorn Station offers services to London taking about an hour and Ashford International has the high-speed service to London St Pancras (a journey of about 37 minutes). For steam train enthusiasts, the Kent and East Sussex railway is very close by, as are many wonderful walks through the surrounding open countryside.

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**WarnerGray**



The front door opens into a long welcoming **ENTRANCE HALL** 21'8 x 6'5 where there is space for cloaks storage. Staircase to first floor with large under stairs cupboard. Doors to kitchen, sitting room, shower room, garage and rear garden.

**DINING ROOM** 15'4 x 9'9. Handily positioned next to the kitchen, this good size double aspect dining room also benefits from being open to the sitting room, making it a very social family and entertaining space.

**KITCHEN / BREAKFAST ROOM** 15'4 x 7'8. The on trend slate grey shaker style fitted kitchen gives this lovely space a modern country feel. There are a range of wall and base cupboards with woodblock worktops and butler sink. Integrated dishwasher. Built-in eye level double oven and electric induction hob with extractor above. Window to the front and door to the dining room.

**SITTING ROOM** 17'10 x 16'2. An open doorway from the dining room leads into the very generous triple aspect sitting room which has a light, but homely feel. A large picture window bring in lots of natural light and gives views over the pretty courtyard area of the garden

**SHOWER ROOM / CLOAKROOM** A downstairs shower room cum cloakroom with corner shower, back to wall WC, counter top basin with built-in storage below, and heated towel rail.

**INTEGRAL GARAGE** 17'5 x 8'6. Handily accessed from the hall, this useful space has room and plumbing for a washing machine, dryer and additional white goods. Power, light and electric roller door to the front.

**FIRST FLOOR LANDING** The staircase from the ground floor leads to a large and airy landing where there is a built-in airing cupboard housing the hot water cylinder, and space for free standing furniture. Access to eaves space (unmeasured).

**BEDROOM 1** 15'6 x 13'10. A lovely south east facing double bedroom with large built-in wardrobes and wonderful far reaching countryside views. Access to eaves space (unmeasured).

**BEDROOM 2** 13'4 X 13'1. A light, bright, good size double bedroom with built-in storage and two velux windows giving lovely views.

**BEDROOM 3** 17'1 x 8'5. A generous double bedroom, currently being used as a study cum snug.

**FAMILY BATHROOM** The cleverly designed modern bathroom has a fresh scandi feel. Suite comprising: panelled bath with power shower over; storage unit with counter top basin and cupboard below; back to wall WC; and heated towel rail.

**OUTSIDE** Set in an elevated position at the beginning of a private no through road, this property has much kerb appeal. To the front of the integral garage and house, there is a driveway providing off-street parking.

A gate takes you through to an enclosed south / south west facing garden which wraps around the house on two sides. While one part of the garden is laid mainly to lawn with mature hedging and shrubs, the other has a more mediterranean courtyard feel where there are various paved / gravel patio areas strategically placed to take advantage of both the sun and shade. Timber shed.

**SERVICES** Mains: water, electricity, gas and drainage. EPC Rating: tba. Local Authority: Ashford Borough Council.

**LOCATION FINDER** : what3words: beast.happier.booklets

Viewing by appointment through WarnerGray 01580 766044





**Total area: approx. 152.0 sq. metres (1635.6 sq. feet)**

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.  
Plan produced using PlanUp.

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