



**8 Thornden Lane,
Rolvenden Layne, Cranbrook, Kent TN17 4PR**

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Guide Price : £400,000

A rare opportunity to acquire a spacious semi-detached three-bedroom property set on a highly popular road in the heart of the hamlet of Rolvenden Layne with a fine rural outlook. The ground floor comprises Sitting Room, Kitchen / Breakfast Room, Inner Hall, Cloakroom, Dining Area open through to the Garden / Sun Room. Whilst on the first floor a landing provides access to Three Bedrooms and a Bathroom.

Outside there is off road parking to the front and the rear garden is a particularly good size ideal for children, relaxing and entertaining.

The house has lots of potential to further enhance and possibly extend (subject to the necessary planning consent) providing the next owner an opportunity to create their own family home.

Occupying a sought-after location, being within easy reach of the renowned local gastro pub, a stone's throw from wonderful countryside and only 13 miles from the coast, this property is the ideal base for anyone looking for a welcoming semi-rural retreat, and yet is just a short drive from the village of Rolvenden and the historic Cinque Port towns of Tenterden and Rye with all their many amenities, making it a popular and convenient place to live.

SITUATION: The pretty rural hamlet of Rolvenden Layne is situated in the High Weald Area of Outstanding Natural Beauty, surrounded by wonderful unspoilt countryside, and only 13 miles from the coast. The nearby village of Rolvenden is 1 mile away and has a general store and post office, a weekly farmers' market, a number of active clubs and societies, a church and two public houses.

Tenterden (about 4 miles) and Rye (about 10 miles) provide a more extensive range of shopping, health and leisure facilities. A wide selection of educational opportunities exist locally at both primary and secondary levels in the state and private sectors.

For mainline rail services, Staplehurst, Headcorn and Ashford provide good commuter links into London with the high speed link from Ashford to London St Pancras taking about 37 minutes.

[WarnerGray, 13 East Cross, Tenterden, Kent TN30 6AD](mailto:info@warnergray.co.uk)

Tel. 01580 766044 email: info@warnergray.co.uk



The following is a brief summary of the accommodation :

GROUND FLOOR The front door opens into the spacious **Kitchen / Breakfast Room** having room for a table and chairs, this double aspect room has windows to the side and rear with a range of Shaker style base units, drawers and wall mounted cupboards with ample work surface space with tiled splashbacks incorporating a sink unit with drainer and mixer tap. Space for appliances.

An archway leads through to the **Inner Hall** where there is access to the handily placed **Cloakroom**.

The **Sitting Room** has a window to the front and is ideal for family time with the feature fireplace providing a charming focal point.

The **Dining Area** is a versatile area with stairs to first floor and room further table and chairs, being open through to the **Garden / Sun Room** which is a lovely space to relax with doors and windows to the garden.

On the **FIRST FLOOR**, the **Landing** gives access to **Three Bedrooms** with country views and a **Family Bathroom**.

Outside, there is off road parking to the front with steps up the front with lawned garden area with plants and shrubs. To the rear is a paved terrace ideal for seating in the warmer months with steps up to the good size garden is a particular feature being mainly lawned with a variety of mature flowering plants and shrubs.

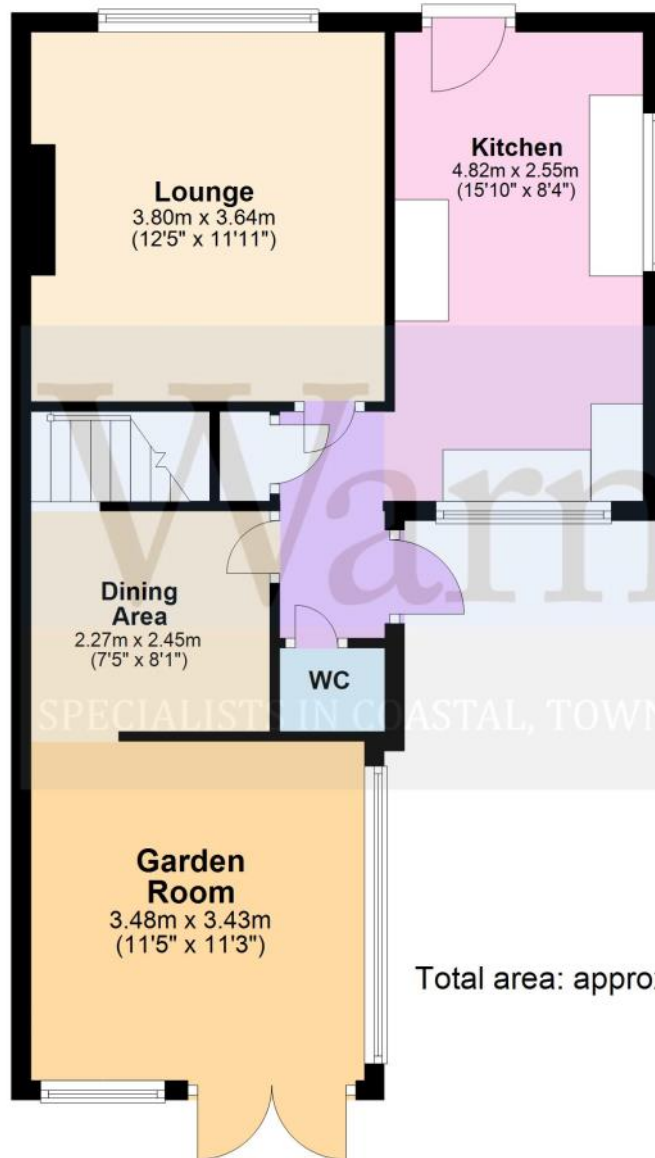
Services : Mains water and electricity. Oil central heating. EPC :

Local Authority : Ashford Borough Council



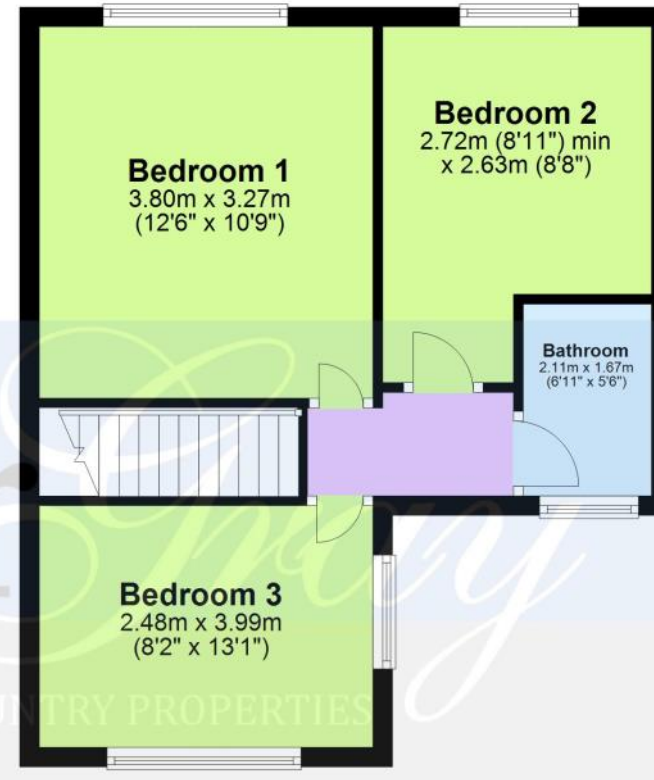
Ground Floor

Approx. 51.2 sq. metres (550.6 sq. feet)



First Floor

Approx. 40.6 sq. metres (436.7 sq. feet)



Total area: approx. 91.7 sq. metres (987.3 sq. feet)

The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. All measurements are approximate. These particulars are produced in good faith but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.

