



Danehurst,
Frensham Road, Rolvenden Layne. Cranbrook TN17 4NJ

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Offers in excess of £750,000

This immaculately presented four bedroom / 2 bathroom detached property with stunning garden, glorious countryside views, double garage and plentiful parking is situated in a tranquil position in the heart of the pretty hamlet of Rolvenden Layne, just 4 miles from the vibrant town of Tenterden.

This beautifully appointed home has a modern but very homely feel, and would suit any number of purchasers, including those looking to move in and enjoy living somewhere new without having anything to do. There is a welcoming entrance hall, well designed modern country kitchen / breakfast room, utility, cloakroom, cosy sitting room and open plan dining room / snug which has views over and patio doors opening onto the garden.

On the first floor is a contemporary shower room, study area and four bedrooms, three of which are good size doubles. But it is the principal bedroom with its en-suite shower room and Juliet balcony giving uninterrupted views of the garden and grazing land behind that really has the "wow" factor.

Outside, the gardens, which wrap around the house on three sides and have stunning views to the rear, are perfectly in keeping with the feel of the property and would be a haven for gardeners, nature lovers, children and pets alike. This property also benefits from a double garage with storage room above and a driveway providing parking and turning for several cars.

Rolvenden Layne with its renowned gastro pub is the ideal base for anyone looking for a welcoming 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 peaceful, but very convenient place to live.

SITUATION: The pretty rural hamlet of Rolvenden Layne is in the High Weald Area of Outstanding Natural Beauty, surrounded by wonderful unspoilt countryside, and only 13 miles from the coast. The village of Rolvenden is 1 mile away and has a general store, a weekly farmers' market, a number of active clubs, a church and two public houses. Tenterden (4 miles) and Rye (10 miles) provide extensive 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. Railway stations at Staplehurst, Headcorn and Ashford provide good commuter links into London with the high speed link from Ashford to London.

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The front door opens into a welcoming **ENTRANCE HALL** that forms the centre of the house. A beautiful, engineered oak floor gives a warm feel. Staircase to first floor. **CLOAKROOM** This cleverly designed space comprises a WC, wash basin with storage under and open storage area under the stairs.

SITTING ROOM 15'11 x 11'2. This lovely double aspect room is the perfect place to relax with the fireplace housing an electric wood burning style stove.

KITCHEN / BREAKFAST ROOM 19'11 x 8'9. The sleek design of the kitchen gives a very modern country feel. There are a number of fitted cream shaker style units with woodblock worktops and double Butler sink. The high-end fittings include an electric Belling Range with induction hob and extractor above, an integrated dishwasher, microwave, wine cooler and larder style fridge/freezer. A breakfast bar makes a great place to sit, eat and chat while someone else cooks!

A **LOBBY AREA** connects the kitchen with the utility room and snug / dining room. Built-in larder cupboard. A handy outside door opens onto the driveway in front of the garage.

UTILITY ROOM Space and plumbing for a washing machine and dryer. Fitted cupboards, both base and wall, with worktops and sink unit. Integrated under counter freezer. Space for cloaks and boots.

DINING ROOM / SNUG 21'4 x 15'3. This very generous L-shaped room is perfect for modern day living. Windows and the patio doors bring lots of natural light and help to link the beautiful garden with this space. Room for a dining table as well as soft seating, perfect for enjoying the beautiful views and wild-life on offer.

FIRST FLOOR One side of the split staircase leads to a landing area which gives access to the main shower room and bedrooms 2,3 and 4. The other side of the split staircase leads to an unexpected study area and the principal bedroom.

STUDY AREA 14'3 x 5'5. This useful area is set up as a study cum office, but it could serve as a dressing area to the principal bedroom if desired.

BEDROOM 1 & EN-SUITE 18'2 x 9'10. With its Juliet balcony and uninterrupted views of the garden and countryside beyond, this lovely bedroom really has the "wow" factor. Sliding door wardrobes across one wall make the most of the eaves storage space available. A contemporary en-suite shower room completes this lovely space. NB: Measurements for bedroom only. Some restricted head height to these rooms.

BEDROOM 2 16'0 x 11'1. This generous double bedroom really has the feeling of space. Built-in wardrobe and small cupboard. Picture window.

BEDROOM 3 11'7 x 8'10. A pretty double bedroom with views to the front and side.

BEDROOM 4 8'6 x 5'11. The smallest of the four bedrooms, this would make an ideal child's bedroom, nursery, study or hobby room.

SHOWER ROOM This contemporary shower room has a luxury feel and comprises a walk-in glass screened shower, concealed cistern WC, wash basin with drawers under and heated towel rail.

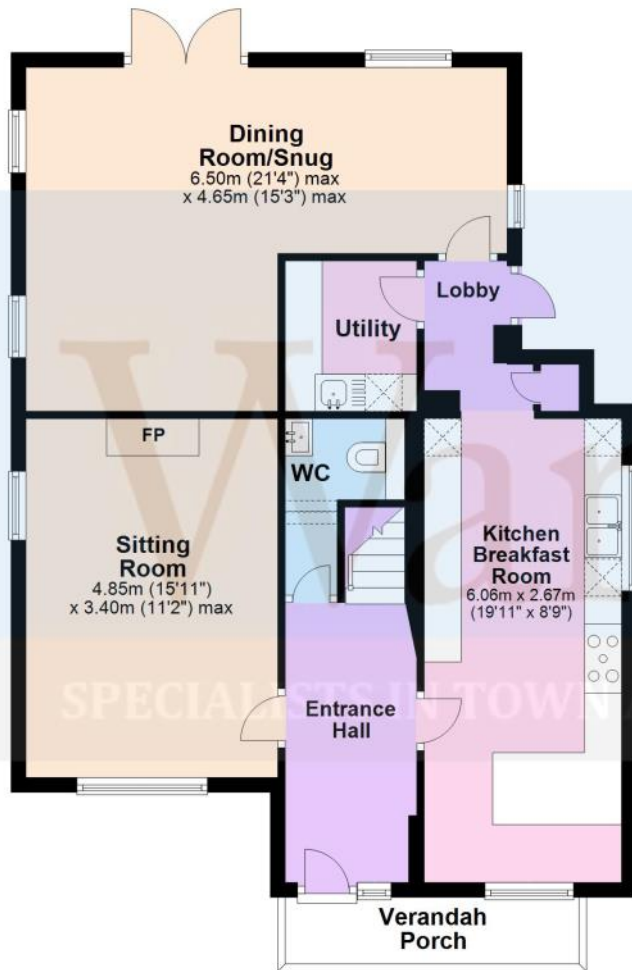
OUTSIDE This property is approached through double gates onto a driveway where there is parking and turning for a number of cars in front of the garage and house. The house is well screened at the front by a large mature hedge, behind which is a good size garden area which wraps around the side of the house. The beautiful rear garden is certainly a sight to behold. A sizeable level lawned area is bordered by mature cottage planting and trees and provides the perfect space for children, dogs, gardeners and wildlife to play! At the end of the garden, the view of the rolling countryside and sheep grazing is perfectly framed. There is also a landscaped pond, greenhouse and large timber shed. The **DOUBLE GARAGE** is situated at the side of the house has up and over doors to the front and back, useful if you have a sit on mower. A pull-down wooden ladder leads you up to the converted room above which is at present used for storage, but which could be utilised in a number of different ways.

SERVICES Mains: water, electricity, gas and drainage. EPC Rating: C. Local Authority: Ashford Borough Council. Council Tax Band: E. Location Finder what3words: blazed.spelled.clinic



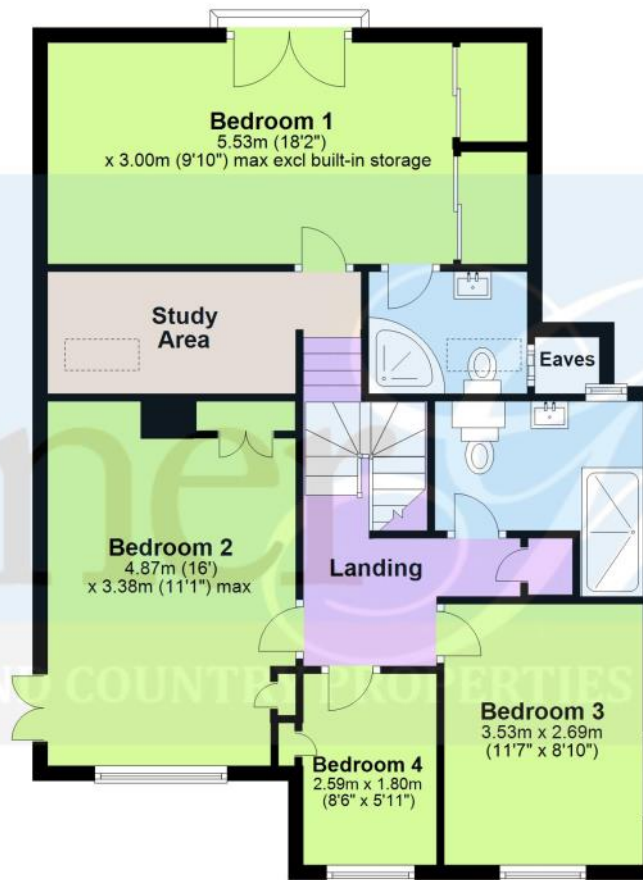
Ground Floor

Approx. 75.7 sq. metres (814.4 sq. feet)



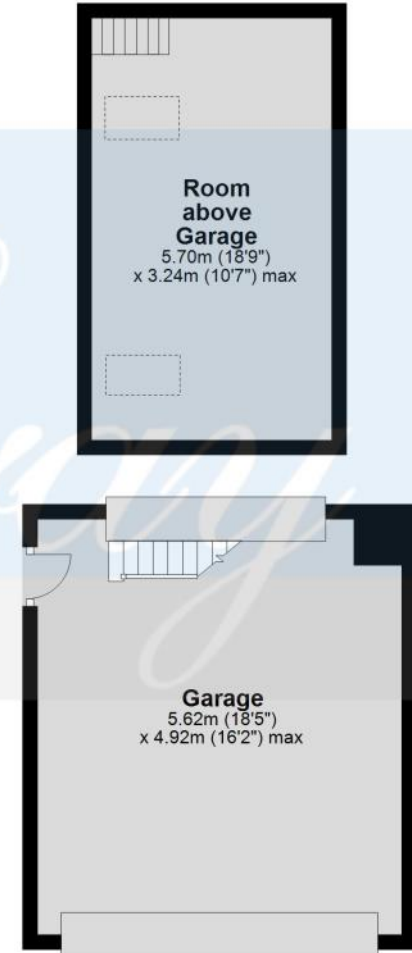
First Floor

Approx. 84.1 sq. metres (905.1 sq. feet)



Second Floor

Approx. 46.1 sq. metres (496.5 sq. feet)



Total area: approx. 205.9 sq. metres (2216.1 sq. feet)

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

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.



