



**Wassall Cottage,
Rolvenden Layne, Cranbrook, Kent TN17 4PP**

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Offers in excess of £985,000

Charming detached period home with 4 bedrooms, 3 bathrooms, detached garage, tennis court and just under an acre of beautiful gardens, enjoying glorious countryside views in a peaceful rural setting.

There are few places that capture the romance of the English countryside quite so effortlessly as Wassall Cottage. Set on the fringes of the hamlet of Rolvenden Layne, along a peaceful country lane and surrounded by rolling farmland, this beautifully presented period home offers a slower pace of life, where far-reaching views and birdsong become part of everyday living.

Believed to date from the 18th century, it has been thoughtfully updated to retain its wealth of original character while embracing the comfort and practicality expected of modern family living. Having been a much loved family home for the past 25 years, it is a property that has been carefully cared for and enjoyed through every season. Inside, elegant, well proportioned rooms provide a wonderful balance of warmth and versatility, equally suited to everyday family life or entertaining on a larger scale.

Outside, the lifestyle continues with just under an acre of established gardens and grounds, where mature planting, an orchard and a private tennis court create a wonderful setting to enjoy throughout the year. To the front of the property, a detached garage and off-street parking provide everyday convenience, completing a home that successfully combines timeless country character with practical modern living.

SITUATION Occupying an idyllic position on the fringes of the charming hamlet of Rolvenden Layne, this delightful home enjoys the very best of country living. Surrounded by the rolling landscapes of the High Weald National Landscape, the area is renowned for its outstanding natural beauty, network of footpaths and bridleways, and abundance of wildlife. At the heart of the hamlet is the Ewe and Lamb, a much loved gastro pub, perfect for relaxed lunches or evenings with friends, while the nearby village of Rolvenden offers everyday amenities including a village store and post office, weekly farmers' market, church, active community groups and two traditional public houses.

The historic towns of Tenterden (approximately 5 miles) and Rye (approximately 10 miles) provide an excellent choice of independent shops, cafés, restaurants and leisure facilities, with the Kent and Sussex coastline also within easy reach. Families are well served by a wide selection of highly regarded primary and secondary schools in both the state and independent sectors. For those commuting, mainline stations at Staplehurst, Headcorn and Ashford provide regular services to London, with Ashford International offering high-speed services to London St Pancras.

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From the moment you step through the front door, it is clear this is a home that has been thoughtfully designed for everyday family life. A beautifully presented entrance hall creates an immediate sense of welcome, while practical touches, including a full width recessed doormat, hint at the careful consideration that has gone into every aspect of the property.

A well-appointed cloakroom is conveniently positioned just off the hall, while an inner hallway leads past a generous utility room before opening into the true heart of the home.

The impressive open-plan kitchen, dining and living space has been created with modern family living in mind. Light filled and wonderfully sociable, it is a room that naturally draws people together, whether for relaxed breakfasts, family meals or entertaining friends. The bespoke country-style kitchen has a timeless quality, blending effortlessly with the age and character of the house. Beautifully crafted cabinetry creates an almost unfitted feel, complemented by warm varnished timber worktops, a traditional butler sink, an iconic four-oven Aga and a superb walk-in larder, ensuring there is no shortage of storage.

There is ample space for a substantial dining table, while a relaxed seating area beside the French doors provides the perfect spot to enjoy a morning coffee overlooking the garden. With the doors thrown open during the warmer months, the garden becomes a natural extension of the living space.



The original part of the house is home to the elegant sitting room, a characterful space centred around a large inglenook fireplace with wood-burning stove. A subtle change in floor level naturally divides the room into two distinct areas, allowing it to function equally well as a formal sitting room with a separate study area, reading corner or music space. Rich in period character, it is a room that perfectly reflects the heritage of the property while remaining warm and inviting through the seasons.

Further enhancing the flexibility of the ground floor accommodation is a comfortable family room or snug, ideal for cosy evenings or movie nights. French doors open directly onto the terrace, allowing the room to flow effortlessly into the garden during the warmer months. A generous study provides an excellent work-from-home environment, tucked away from the main living spaces.

The first floor continues the home's appealing balance of character and comfort. The principal bedroom enjoys a dual aspect, framing breathtaking views across the gardens and surrounding countryside. Waking to such an outlook is one of the many pleasures of living here. A dressing area leads through to a well-appointed en-suite shower room, creating a peaceful and private retreat. There are three further well-proportioned bedrooms, providing excellent accommodation for family and guests alike. Two are double rooms, one of which benefits from its own en-suite shower room, while the good size fourth bedroom has been thoughtfully designed with built-in cabin beds, creating a charming space for younger children.





Slightly tucked away from the other bedrooms, it would equally make a wonderful room for visiting grandchildren, offering them a sense of adventure and independence during family visits.

Completing the first floor is a beautifully appointed family bathroom, serving the remaining bedrooms and finished in keeping with the timeless style found throughout the house. Every room has been carefully considered to create a home that is not only full of character but also exceptionally practical, making it as well suited to modern family life as it is to relaxed country living.

Outside The gardens and grounds are every bit as captivating as the house itself, extending to just under an acre and offering an exceptional setting in which to enjoy the surrounding countryside.

Beautifully established and thoughtfully designed, they have evolved over many years into a series of distinct outdoor spaces, each with its own character and purpose. To the front of the property, a herringbone brick driveway provides off-street parking and leads to the detached garage. Mature hedging frames the approach, creating a wonderful sense of privacy.

To the rear, the gardens unfold into a delightful expanse of lawn bordered by beautifully stocked cottage-style planting. A generous paved terrace, softened by a timber pergola draped in wisteria, provides the perfect setting for outdoor dining and entertaining.



A charming summerhouse sits tucked away amongst the planting, offering a peaceful retreat to read, work or simply enjoy the tranquillity of the surroundings.

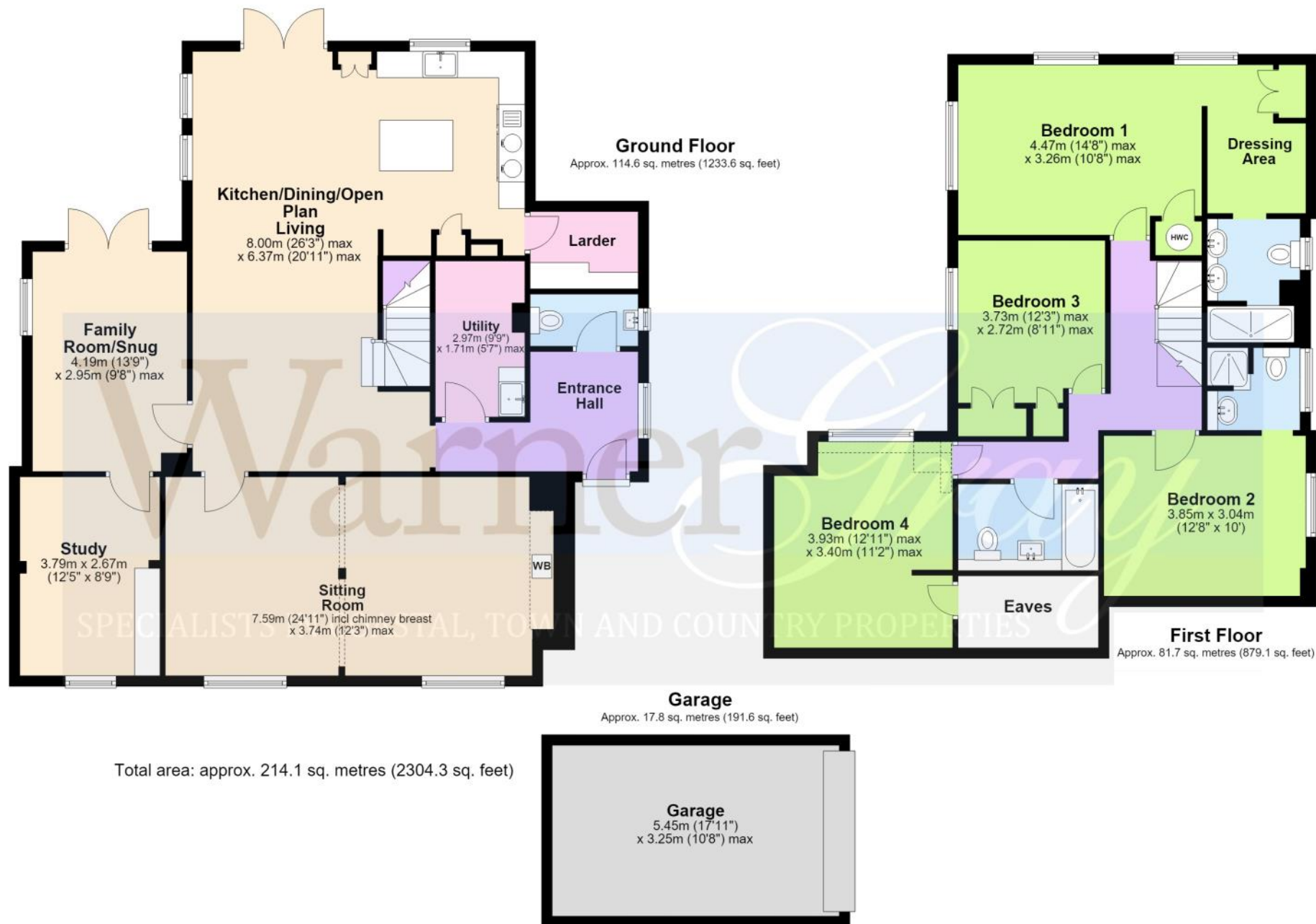
At the back of the garden, an enchanting orchard creates a natural avenue leading to a hidden corner of the grounds, a wonderfully secluded space which could be used for vegetable growing, ideal for those wishing to embrace a more self-sufficient life-style. Stone steps from the main garden lead through a mature hedge to the enclosed hard tennis court, a superb recreational space for family and friends. For buyers seeking an alternative use, this area also presents exciting potential to create a spectacular outdoor swimming pool, subject to any necessary planning permissions and consents.

Bordered on all sides by open farmland, the gardens enjoy an exceptional degree of privacy and uninterrupted rural views. It is a setting that perfectly complements the house itself, offering a true sense of peace, space and connection with nature.

Services Mains electricity and water. Oil fired central heating. Calor Gas to gas hob. Klargest private sewage treatment plant. Full fibre broadband available. Ashford Borough Council - Council Tax Band G. EPC Rating: E

Agents Note We understand that all the blinds and curtains are included in the sale. Location Finder : [what3words: ///vessell.nags.chuckling](#)





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