



2 WESTWELL HOUSE
ROLVENDEN ROAD, TENTERDEN, KENT TN30 6TT



**Lambert
& Foster**



2 WESTWELL HOUSE, ROLVENDEN ROAD, TENTERDEN, KENT TN30 6TT

A unique opportunity to purchase a highly individual, beautiful period apartment within this historic Cinque Ports Town. Westwell House is a magnificent Grade II* Listed Queen Anne style town residence built in 1711 which retains many period features. The apartment would benefit from some updating and redecoration to create a splendid residence.

GUIDE PRICE £480,000 LEASEHOLD WITH SHARE OF FREEHOLD



SITUATION

Westwell House sits in a secluded elevated position at the western end of Tenterden, a historic Cinque Ports town, a convenient 5 minute level walk from the high street and the comprehensive amenities available, including many speciality shops, cafés and restaurants, a weekly market as well as both Waitrose and Tesco supermarkets. Headcorn station provides fast and frequent services to London, travelling time approximately 65 minutes.

DIRECTIONS

From the east end of the high street, proceed past the William Caxton public house (currently being renovated) through the traffic lighted junction, continue on Rolvenden Road past the right hand turning to Westwell Court and a bit beyond this entrance the drive to Westwell House will be found on the right-hand side. (If you reach the left hand turning to Westview Care Centre you have travelled too far).



DESCRIPTION

Westwell House is a magnificent Grade II* Listed Queen Anne style town residence built in 1711 which retains all the main period features in good repair. Sensitive interior conversion took place in the 1960's and has been regularly upgraded through the years. The house is set within delightful, well maintained formal and woodland gardens.

Apartment 2 is arranged over the first floor accessed by an entrance positioned to the east side of the house, with two short flights of wide stairs to a private apartment entrance on the quarter landing. This unique spacious apartment retains many features indicative of the period including tall ceilings, multi-paned sash windows, original brass door fittings and plaster panelling. A panelled front door opens into an imposing hallway with arch, two useful walk-in storage cupboards and panelled doors leading towards an impressive sitting room with double aspect sash windows with seats enjoying a far-reaching outlook across the garden grounds. This room has a feature fireplace with a carved wooden surround and marble inlay, two full height walk in shelved cupboards to either side and an interesting oval window, a double aspect enjoys a pleasant outlook across the gardens. The kitchen, requiring updating, currently includes fitted units and work surfaces, a four burner gas hob and integrated eye level oven, space and plumbing for washing machine and dishwasher, double sink, a built in walk in larder, fitted display shelving and space and electric point for fridge and a gas point for a floor standing boiler. The significant sash window to the rear has lovely views of the walled garden with herbaceous beds.

The main bedroom includes a designer four poster bed with matching high quality interlined floor to ceiling curtains and a feature fireplace with marble inlay and over-mantel (currently sealed), a useful walk-in wardrobe, aspect to front with fine views out across to Heronden Hall. Bedroom two includes a range of display and book shelving, a window incorporating a seat with pleasant outlook across the grounds. The bathroom is fitted with a white suite, including a corner bath and vanity unit with wash hand basin, marble surround with cupboards and drawers, a separate corner shower, aspect to the west with fine views out across the garden.





GARDENS, GROUNDS & BUILDINGS

Westwell House is approached via initially a concrete and gravelled drive with spacious communal parking and turning area. A single garage for Apartment 2 is situated en bloc (the second garage on the left) with electric automatic door, fitted with power and light. The extensive landscaped gardens surround the building, laid to lawn with neatly clipped box hedging, rose beds, a part walled garden, a variety of shrubs, established trees, a woodland area and seating at various locations. An external access leads to the communal cellar, ideal for wines or other storage.

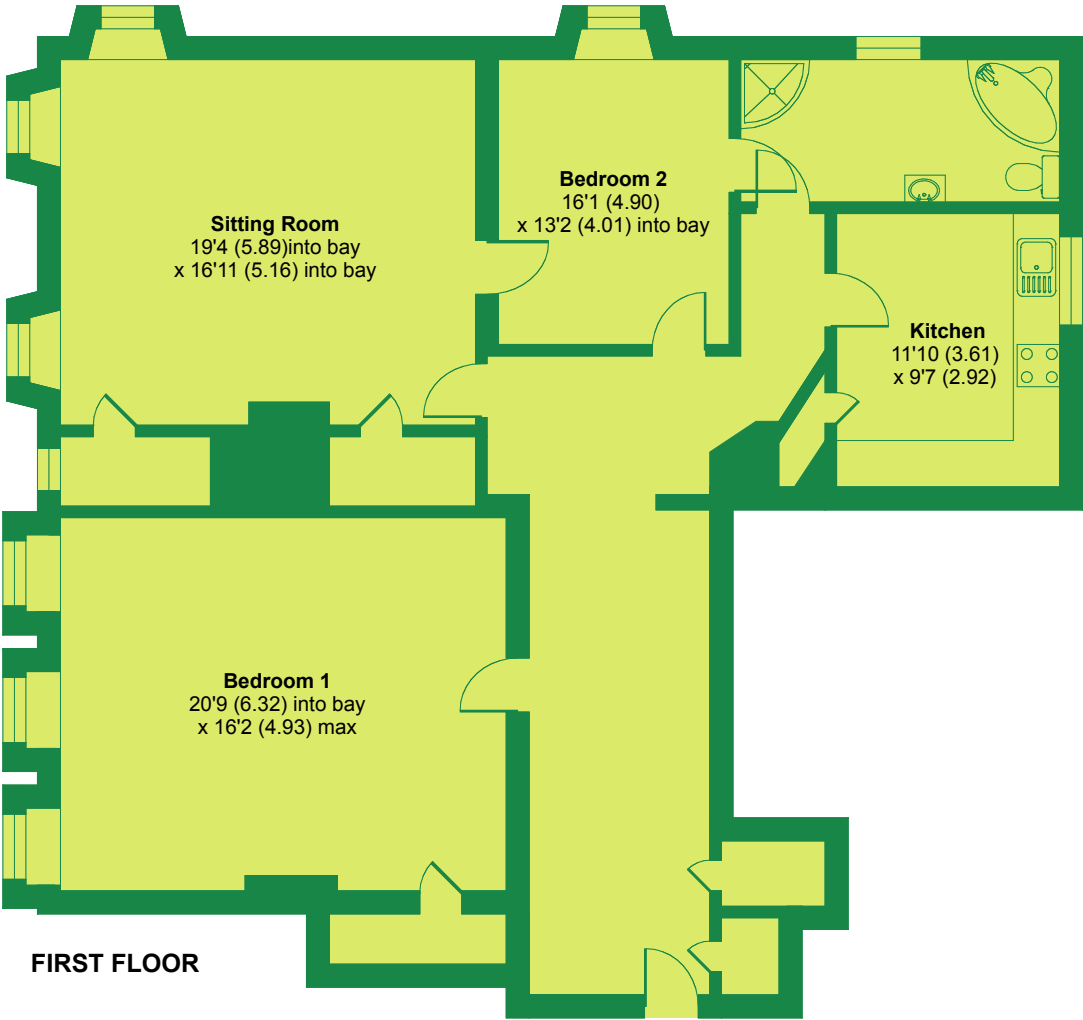
This is a unique opportunity to purchase a highly individual beautiful period apartment in a lovely location. The apartment would benefit from some updating and redecoration to create a splendid residence for new owners.



FLOOR PLANS

Flat 2, Westwell House, Rolvenden Road, Tenterden, TN30

Approximate Area = 1414 sq ft / 131.3 sq m
Garage = 132 sq ft / 12.2 sq m
Total = 1546 sq ft / 143.6 sq m
For identification only - Not to scale



AGENTS NOTE:

Westwell House is a freehold residence with each of the five leasehold apartments owning a share of the freehold. The Westwell Management Company manages the freehold with each apartment owner a director of the management company. A monthly maintenance charge is paid for the upkeep of the house and grounds as well as other costs including building insurance. The monthly contribution for Apartment 2 is £284.



VIEWINGS:

Strictly by appointment with the Agent's Cranbrook office 01580 712 888
cranbrook@lambertandfoster.co.uk

SERVICES: Mains electricity, gas (a new central heating boiler is required) and water. Private sewage treatment plant.

LEASEHOLD: 999 years commenced on 1 July 1993.

LOCAL AUTHORITY: Ashford Borough Council ashford.gov.uk 01233 331 111

PARTICULARS, PLANS AND SCHEDULES:

The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

MONEY LAUNDERING REGULATIONS:

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Unfortunately, Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/ purchasers.



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