



Lambert & Foster



GYBBONS ROAD

ROLVENDEN | KENT | TN17 4LL

A well presented detached family house providing four bedroom accommodation including a modern open plan kitchen/dining room, conservatory and a separate sitting room, complemented by both a front and established rear garden with stunning views, a single garage and parking, all occupying a quiet 'tucked away' corner cul-de-sac location, within the heart of the sought after village of Rolvenden. Cranbrook school catchment area. Chain free.

Guide Price £515,000

FREEHOLD





GYBBONS ROAD

ROLVENDEN, KENT, TN17 4LL

9 Gybbons Road is a well presented detached family house presenting brick and cladding elevations beneath a pitched tiled roof. The accommodation is arranged over two floors and comprises of; porch, entrance hallway, sitting room with feature bay window and fireplace, conservatory and stylish open plan kitchen/dining room with breakfast bar, induction hob, built in microwave, oven and grill. Arranged over the first floor landing are four bedrooms including a main bedroom with beautiful views across the countryside. Bedroom three also enjoys these fine views. A family bathroom is fitted with Japanese style shower, bath and toilet.

Outside, open access onto a driveway providing parking for three/four vehicles and leads to a single garage. The front garden is laid to lawn with established borders. The rear garden is a particular fine feature, laid predominantly to lawn with generous patio area, timber shed and useful workshop/potential home office. The garden enjoys fabulous views across the countryside where a multitude of wildlife can be found.

Rolvenden is a charming village in Kent, offering scenic rural walks, historical sites, and specialised local attractions. Key highlights include exploring the award-winning gardens at Hole Park, visiting the unique C.M. Booth Collection of historic Morgan cars, and visiting the 14th-century St. Mary's Church. Gybbons Road is within walking distance to the local High Street which includes a village hall, convenience store, The Star pub and The Bull Inn.

Just 3 miles from Tenterden and 6 miles from Cranbrook, residents have access to a range of independent shops, professional services, and the sought-after Cranbrook School Catchment Area. For commuters, Staplehurst Station (11.5 miles away) offers fast and frequent services to London Charing Cross and London Cannon Street.



- Detached family house
- Four bedrooms
- Open plan kitchen/dining room
- Sitting room with feature fireplace
- Cloakroom & Conservatory

- Family bathroom
- Established rear garden with stunning views across countryside
- Single garage, workshop and off road parking
- Quiet cul de sac location
- Cranbrook School catchment area

VIEWING: By appointment only.
Cranbrook Office: 01580 712888.

WHAT3WORDS: otter.these.imposes

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas fired central heating

LOCAL AUTHORITY: www.ashford.gov.uk

COUNCIL TAX: Band E **EPC:** C (71)

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

9 Gybbons Road, Rolvenden, Cranbrook, TN17 4LL

Approximate Area = 1173 sq ft / 108.9 sq m
 Garage = 145 sq ft / 13.4 sq m
 Outbuilding = 76 sq ft / 7 sq m
 Total = 1394 sq ft / 129.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Lambert and Foster Ltd. REF: 1424352

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