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ROLVENDEN LAYNE

2 Maytham Cottages, Frogs Lane, Rolvenden Layne, TN17 4NH

Guide Price £700,000 - £750,000

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GUIDE PRICE £700,000 - £750,000. Charming Grade II Listed character home designed by Sir Edwin Lutyens and formerly the laundry to the nearby Great Maytham Hall, boasting flexible accommodation including a Clive Christian Kitchen with stunning vaulted ceilings and an integral annexe with separate kitchen and wet room, located in the popular hamlet of Rolvenden Layne.

A mid terraced home, but only attached on the ground floor, the accommodation offers an entrance hall with stairs to first floor and doorways leading to a useful study area and the dining room with window overlooking the front, feature fireplace, and doorway through to the striking kitchen with vaulted ceiling and quarry tiled floor, fitted with a stunning Clive Christian kitchen and complementing Granite worksurfaces, double butler sink and appliances including a Smeg range cooker, Miele dishwasher, Siemens washing machine and an American fridge freezer. Bi-fold doors offer views over and access out to the beautifully kept garden.

The hall also leads to an additional reception room and onto another, with bi-fold doors out to the rear garden, built in wardrobes, separate kitchen and wet room. A doorway from the kitchen leads back through to an inner hall space within the main home.

The first floor offers a generous master bedroom with built in wardrobes and en-suite bathroom, a further double bedroom with built in wardrobes, a third bedroom, currently accessed from the second bedroom but with scope to create a separate door/hallway, and a family bathroom with bath and walk-in shower cubicle.

The garden is a real feature of the home and is filled with an array of established plants, trees and shrubs, with central lawn, ornamental pond, and multiple seating areas. There are two right of way points allowing pedestrian and vehicle access to the rear of the property. To the front is a large, gravelled driveway offering ample off-road parking and a large detached garage.

"If an offer is accepted on a property marketed by Hunters Estate Agents, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations. We use a specialist third-party company to carry out these checks. The fee is £60 (including VAT) per person or £120 (including VAT) if purchasing under a company name, payable once the offer is agreed and before the sales memorandum is issued. Please note that this charge is non-refundable."

Maytham Cottages are located in the pretty hamlet of Rolvenden Layne, a quiet rural community with no busy roads, making it a sought-after location. The popular public house, the Ewe & Lamb is well known for its good food, and just a short drive away is the village of Rolvenden, with a thriving village store as well as two public houses and a popular primary school.

A wider range of amenities are on offer in Tenterden, Rye and Cranbrook. These historic market towns offer good shopping and many cafes, pubs and restaurants, as well as leisure facilities. There is a good choice of both private and state schools (including grammar schools) in the local area.

Tenure - Freehold
Services – Mains electricity, gas, water and drainage.
Broadband – Average Broadband Speed 16mb – 1800mb
Mobile Phone Coverage – Okay – Good
Flood Risk – Very Low











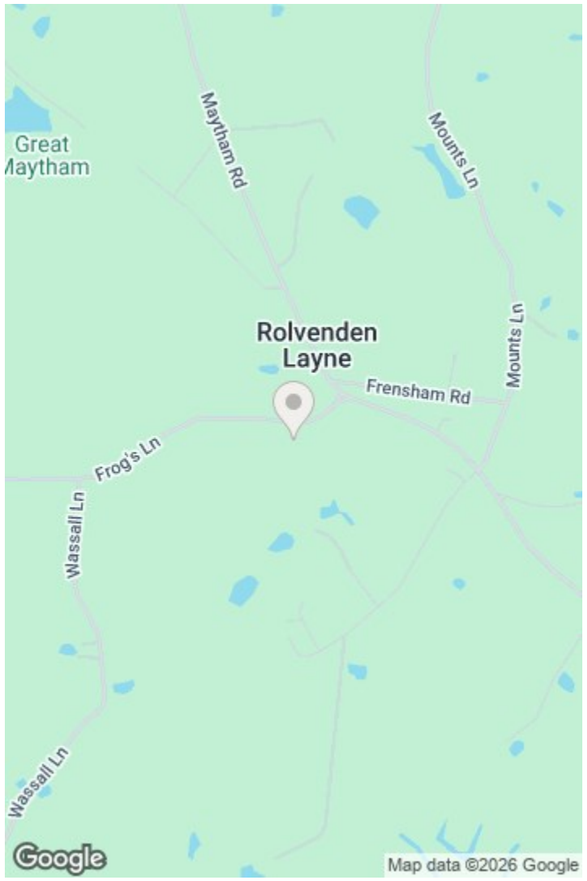






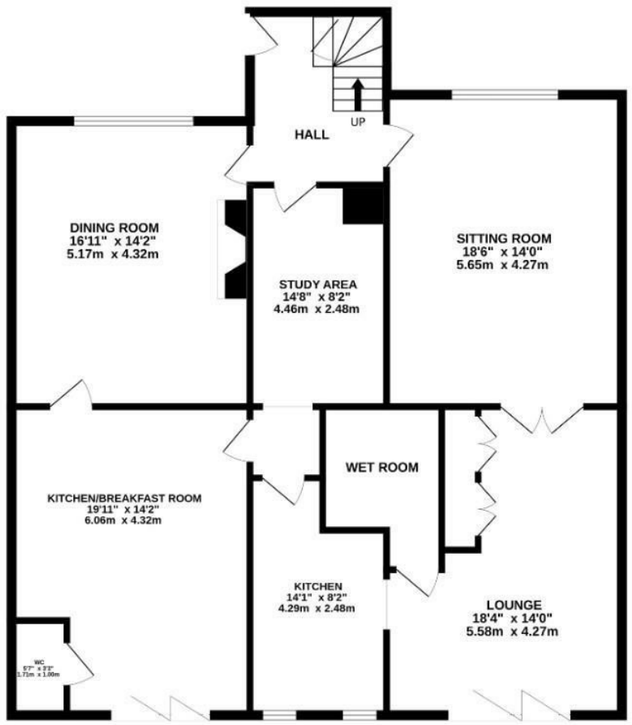



VEHICULAR ACCESS
RIGHT OF WAY ACCESS

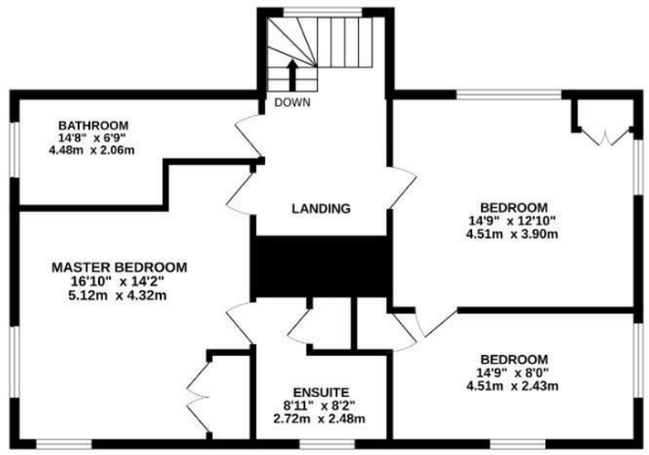

Great Maytham
Maytham Rd
Mounts Ln
Rolvenden Layne
Frensham Rd
Frog's Ln
Wassall Ln
Google
Map data ©2026 Google

Tenure: Freehold
Council Tax Band: E

GROUND FLOOR
1341 sq.ft. (124.6 sq.m.) approx.



1ST FLOOR
782 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA : 2123 sq.ft. (197.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

- GRADE II LISTED CHARACTER HOME
- 3/4 BEDROOMS & 2/3 RECEPTION ROOMS
- INTEGRAL GROUND FLOOR ANNEXE WITH WET ROOM
- MASTER BEDROOM WITH ENSUITE BATHROOM
- ATTRACTIVE GARDENS
- SEMI-RURAL LOCATION
- LARGE DETACHED GARAGE
- COUNCIL TAX BAND E

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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