



8 HALDEN FIELD

Rolvenden • Kent

A Home Designed Around Family, Friends and Making Memories

5 Bedrooms | 3 Reception Rooms | 3 Bathrooms | Approx. 2,228 sq ft

Guide Price £675,000

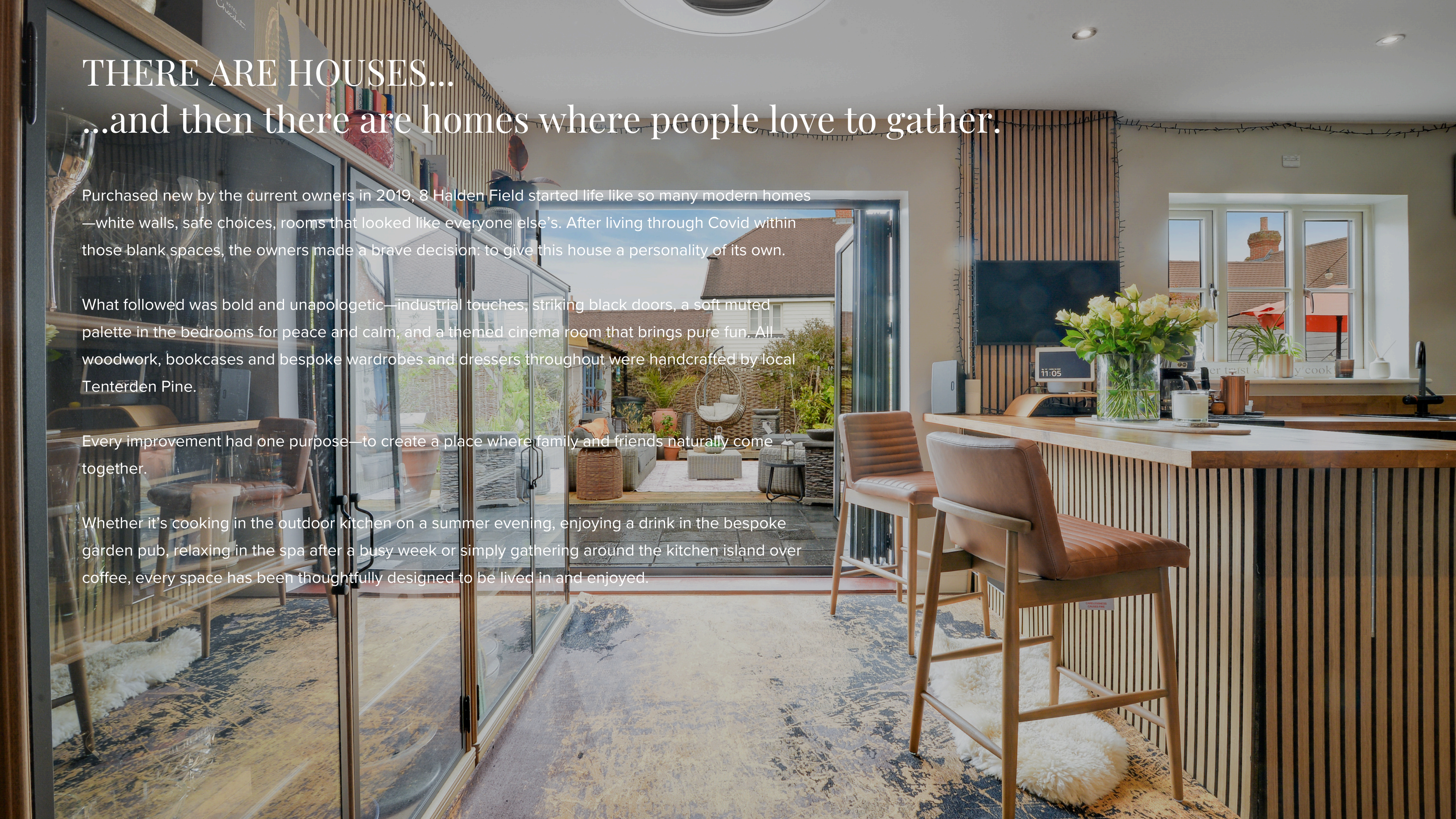
THERE ARE HOUSES... ...and then there are homes where people love to gather.

Purchased new by the current owners in 2019, 8 Halden Field started life like so many modern homes—white walls, safe choices, rooms that looked like everyone else's. After living through Covid within those blank spaces, the owners made a brave decision: to give this house a personality of its own.

What followed was bold and unapologetic—industrial touches, striking black doors, a soft muted palette in the bedrooms for peace and calm, and a themed cinema room that brings pure fun. All woodwork, bookcases and bespoke wardrobes and dressers throughout were handcrafted by local Tenterden Pine.

Every improvement had one purpose—to create a place where family and friends naturally come together.

Whether it's cooking in the outdoor kitchen on a summer evening, enjoying a drink in the bespoke garden pub, relaxing in the spa after a busy week or simply gathering around the kitchen island over coffee, every space has been thoughtfully designed to be lived in and enjoyed.



OUR STORY

When we bought this home in 2019, our family looked very different.

We moved here with three teenage children and five well-behaved dogs, looking for somewhere that gave everyone their own space while still bringing us together as a family.

This house delivered exactly that.

Each of our children had their own bedroom, but more importantly, they had somewhere they genuinely wanted to spend time.

Friends were always welcome.

There was room for movie nights, revision sessions, celebrations, Sunday lunches and quiet corners to escape to.

As life evolved, so did the house.

Every improvement we made had one purpose—to create somewhere people loved spending time.

"If we could take this house with us, we would."



DESIGNED FOR ENTERTAINING

The garden has become another room of the house.

From relaxed Sunday lunches to birthday celebrations and summer barbecues, every corner has been designed to bring people together.

Features include

Luxury spa

Outdoor kitchen

Bespoke garden pub

Landscaped entertaining terraces

Garden room

Feature lighting

Mature planting

Whether entertaining two friends or twenty guests, this home effortlessly adapts.



THE HEART OF THE HOME

Every great home has a place where people naturally gather.

For us, it's always been here.

The beautifully remodelled kitchen combines elegant cabinetry, warm timber worktops, feature oak panelling and a generous central island.

The bi-fold doors blur the line between inside and outside, making entertaining effortless throughout the summer months.

Whether preparing Christmas lunch or enjoying coffee on a quiet Sunday morning, this room truly is the heart of the home.



FIRST IMPRESSIONS

Step inside to discover a home where every detail has been considered, every space designed to delight.





SPACE TO GROW

Three distinct reception rooms plus a kitchen with utility give this home exceptional versatility — and genuine multi-generational potential.

Master living room

Snug/dining room — could become a ground-floor office, or a front bedroom beside the cloakroom (large enough to add a shower).



Cinema room with 85” TV — easily a 6th double bedroom, or remove the wall to extend the kitchen into a super room.

Kitchen plus large utility with side access.

With so many ways to configure the space, this is a home that adapts — whether for growing families, multi-generational living, or working from home.



YOUR OWN RETREAT

The principal suite occupies the left-hand side of the house at the front — a generous bedroom with bespoke fitted wardrobes and a beautifully appointed ensuite.

Two of the other rooms are currently laid out as a private gym and a large dressing room, giving you the space to start every day well.

With the eight-seat jacuzzi spa in the garden, it truly feels like having your own retreat.





BOUTIQUE LIVING

Two further double bedrooms offer a boutique hotel feel — each thoughtfully designed with quality finishes and a sense of calm.

The master bathroom, with its elegant tiling and freestanding bath, completes the upper floor — a space that feels indulgent without being overdone.

Every room has been considered, every detail intentional.





THE CLOAKROOM

Because the best dinner parties are the ones where even the cloakroom gets a compliment.





PARKING & PRACTICALITY

The double garages are split into two distinct spaces.

Left side: a tool shed at the front with a store room, and a dedicated dog bedroom at the back with direct access to the dog run.

Right side: laid out to garage a car or bikes, with side access to the garden and 2/3 plug points.

Electric charging point on the drive with 2 plugs.

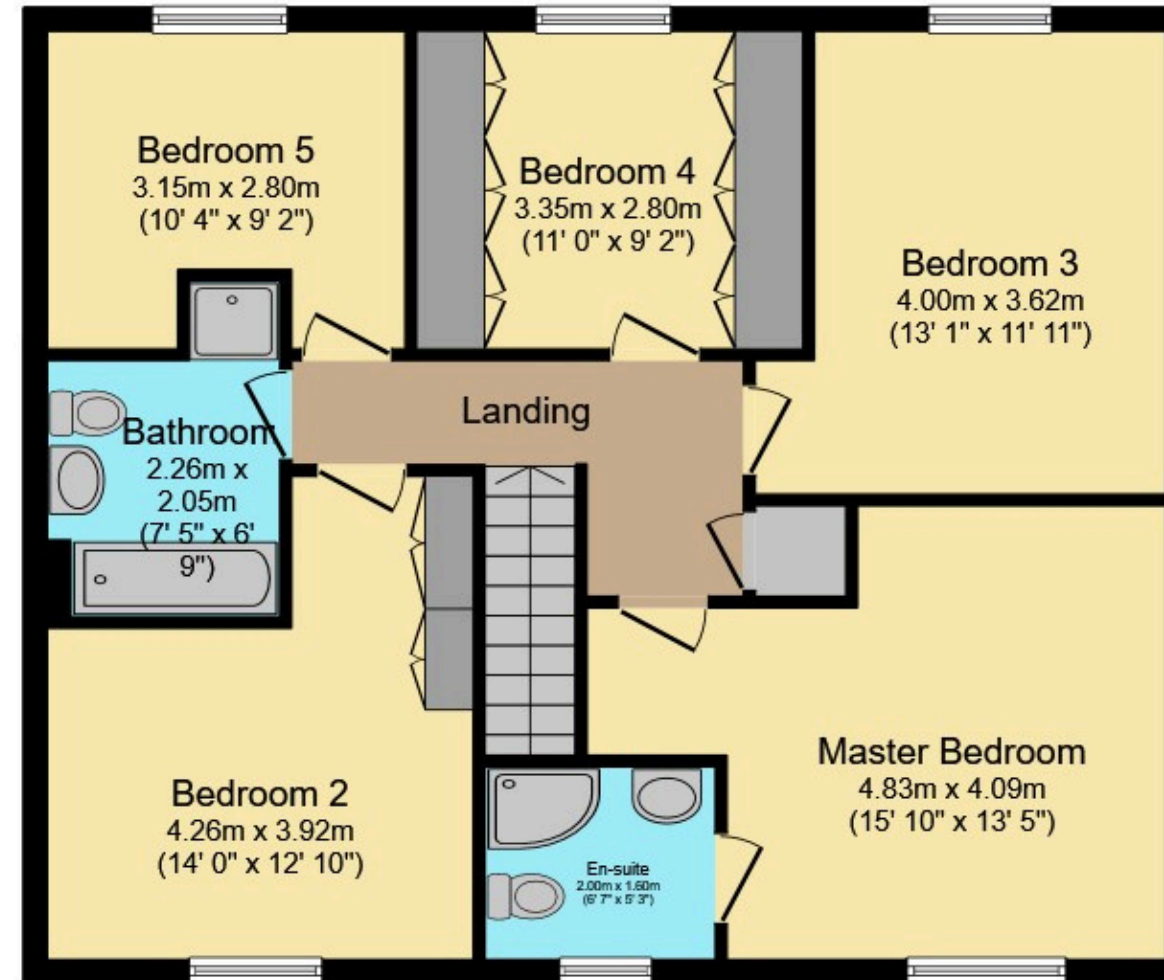
Multiple electric points installed outside for lighting, entertaining and tools. A secondary fuse box powers the outdoor bar independently. The Jacuzzi has its own specialist electric point.

Additional drainage work was completed during the restructure to ensure all surface water soaks away — no pooling, no compromise.

Floor Plan, EPC & Dimensions



Ground Floor



First Floor

EPC Rating

Current: B (86)

Potential: A (93)

Total Floor Area

1635 sq ft (1,755 sq ft)

Total 2225 sq ft inc garden

Accommodation

- Living Room - 5.08m x 3.82m
- Family Room/Cinema - 3.75m by 2.96m
- Kitchen/Diner - 6m by 3.5m
- Utility - 2.40m by 1.93m
- Cloakroom -
- Snug/Office - 3.87m by 2.48m
- Garage - 6m by 5.7m
- Master Bedroom - 4.83m by 4.09m
- Bedroom 2 - 4.26m by 3.92m
- Bedroom 3 - 4m by 3.62m
- Bedroom 4 - 3.35m by 2.8m - movable wardrobes
- Bedroom 5 - 3.15m by 2.8m

THE BULL INN
Bar & Restaurant
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DISCOVER ROLVENDEN

A Village Guide to Kent's Hidden Gem

Ashford District · The Weald of Kent

THINGS TO SEE & DO

Hole Park Gardens

Award-winning 15-acre gardens famous for bluebells, snowdrops, wisteria and woodland walks. Seasonal openings with special events in February.

Kent & East Sussex Railway

Heritage railway with a beautifully restored station just over a mile from the village. Platform open for free exploration even when trains aren't running.

Falstaff Antiques & Motor Museum

One of the UK's finest collections of Morgan 3-wheelers, hidden behind an antiques shop on the High Street. Adults £4 / Children £1.

St Mary the Virgin Church

13th-14th century architecture with a unique book listing those buried in the graveyard who died on the current date.

The Bull Inn & The Star

Two traditional village pubs, both serving food, within walking distance. Perfect for a relaxed meal or drink without getting in the car.

Rolvenden · Ashford District · 3 miles SW of Tenterden



ONLY 20 MINUTES FROM THE COAST

Bodiam Castle

One of England's most iconic moated castles, just 4 miles away. Explore the medieval ruins, walk the grounds, and enjoy stunning views across the Rother Valley.

Bodiam Boating

Hire a rowing boat or take a river cruise along the River Rother. A peaceful way to see the castle from the water and enjoy the surrounding countryside.

Tenterden

A charming Cinque Port town just 3 miles away, with independent shops, cafes, vineyards and the main station for the Kent & East Sussex Railway.

Rye

One of England's prettiest medieval towns — cobbled streets, the famous Mermaid Inn, galleries, antiques and harbour views. 20 minutes by car.

Hastings

Historic seaside town with the Old Town quarter, fishing beach, 1066 heritage and vibrant arts scene. Just 20 minutes in the car.

Rolvenden · Gateway to the Weald, Coast & Cinque Ports



TENTERDEN

The Jewel of the Weald · 5 minutes from Rolvenden

A Historic Market Town

Georgian high street lined with independent shops, boutiques, cafés and pubs. Everything you need on your doorstep — including Sainsbury's and Waitrose.

Steam Heritage

Kent & East Sussex Railway runs steam trains from Tenterden Town Station through stunning countryside all the way to Bodiam Castle.

Chapel Down Winery

England's leading wine producer, offering tours and tastings. One of Tenterden's signature visitor experiences.

Parks & Leisure

Recreation ground, children's play areas and a leisure centre for swimming, fitness and family activities.

Pubs, Cafés & Restaurants

An abundance of places to eat and drink — from cosy pubs to independent coffee shops and restaurants on the High Street.

Smallhythe Place (National Trust)

Former home of actress Ellen Terry — a beautiful 16th-century house with barn theatre and gardens.

Tenterden · 5 minutes by car · Shops, dining, heritage & leisure



PRACTICAL FACTS

Train Stations

Staplehurst and Headcorn stations are both a 15-minute car ride away, with direct services to London Bridge in just 55 minutes.

Ashford International

Only 35 minutes by car — connecting you to the Eurostar and high-speed services to London St Pancras.

Schools

School transport serves many of Kent's leading grammar and independent schools from the village, including Highworth Grammar, Norton Knatchbull, Homewood, Cranbrook School, Benenden School, Bethany School, Marlborough House and Frewen College. Rolvenden also has its own primary school.

The Coast

Hastings, Rye and the beaches are just 20 minutes in the car — perfect for weekend trips or summer evenings.

Local Amenities

Tenterden (5 mins) has Sainsbury's, Waitrose, a leisure centre, doctors, dentists and everything you need day-to-day.

Benenden Hospital

Just 10 minutes away — available to Benenden members and anyone with private healthcare.

GP Surgery

Ivy Court Surgery in Tenterden — just 5 minutes away.

Vets

Cinque Ports Vets in Tenterden for all your pet needs.

A&E / Emergency

Nearest A&E departments are at Hastings (Conquest Hospital) or Ashford (William Harvey Hospital).



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