



PYRUS HOUSE

NEW BARN FARM, ASHFORD ROAD, HIGH HALDEN, KENT TN26 3BS



**Lambert
& Foster**



ASHFORD RAILWAY STATION 10 MILES | TENTERDEN 2.5 MILES | RYE EAST, SUSSEX 13 MILES

PYRUS HOUSE, NEW BARN FARM, ASHFORD ROAD, HIGH HALDEN, KENT TN26 3BS

A stunning, individual, detached new home by Southern Elm Developments providing five bedroom (four en suite) two/three reception rooms, approximately 3,853 sq ft / 357.9 sq m (including double garage) of beautifully presented family accommodation arranged over three floors, integral double garage, parking, electric gates, all complemented by gardens and grounds extending to approximately 0.75 of an acre, enjoying distant countryside views, set on the periphery of the village.

GUIDE PRICE £1,395,000 FREEHOLD



SITUATION

Pyrus House is the first property to be built in a new development of six homes by independent developers Southern Elm Developments, set on the periphery of High Halden village enjoying countryside views. High Halden, noted for its village green, provides simple day-to-day amenities including The Chequers gastropub, village store, primary school, Grade 1 Listed St Marys Church and village hall. The Historic Cinque Port town of Tenterden also provides a comprehensive range of amenities and is noted for its wide tree lined high street. Excellent educational facilities are available in the area in both the state and private sectors. The market town of Ashford provides fast link to London St Pancras 38 minutes.

DIRECTIONS

From the centre of High Halden village, proceed west on the A28 in the direction of Tenterden. Proceed past Halden Heights Luxury Residential and Nursing home on the right, after 195m the entrance to Pyrus House will be found on the left-hand side. Turn into the drive and Pyrus House will be found after 55m on the left-hand side.

What3words: ants.inflation.cave



DESCRIPTION

- Approximately 3,853 sq ft / 357.9 sq m including double garage with EV charging point
- 10 year Build-Zone structural warranty
- Underfloor heating to all floors
- Air sourced heating and in-line solar panels, low voltage LED downlights
- Fibre optic broadband, Cat 6 cabling throughout with data socket in every room, security alarm
- Porcelain tiling to hall, cloakroom and kitchen/dining/family room
- Five double bedrooms with fitted wardrobes (four with en suite shower rooms)
- Main bedroom with dressing room and en suite bathroom with separate shower
- Guest bedroom with dressing room and en suite shower room
- Separate family bathroom with bath and shower
- Bathrooms and shower rooms have vanity units for storage, heated towel rails, mirror cabinets with electric toothbrush/shaver points, lights and demist pad
- Triple aspect sitting room with fireplace housing a wood burning stove and bi fold doors
- Study/playroom
- Kitchen/dining/family room, bespoke kitchen with T shaped island and Quartz worktops, Quooker hot tap, full size Caple wine cooler and ceiling extractor, AEG integral appliances including induction hob, oven and combination microwave oven, bi fold doors leading out to paved patio and garden
- Utility room with fitted units and quartz worktop, plumbing for washing machine and space for tumble dryer.
- EPC: B





GARDENS AND GROUNDS

Electric gates open onto a permeable driveway with ample parking together with an integral double garage. The south facing gardens and grounds are a fine feature, laid to lawn, punctuated with a selection of fruit and native trees including apple, cherry, pear, plum, Mirabelle, silver birch, beach, oak, hornbeam, wild cherry, crab apple, rowen and pyrus. Abutting the rear elevation is a substantial patio with contemporary lighting. The gardens are bordered by a bird friendly native hedging. Within the garden is a concrete pad (5m x 4m) with drainage, water, fibre connection and electrical connections ideal for the siting of a garden pod/office/gym/studio subject to planning.



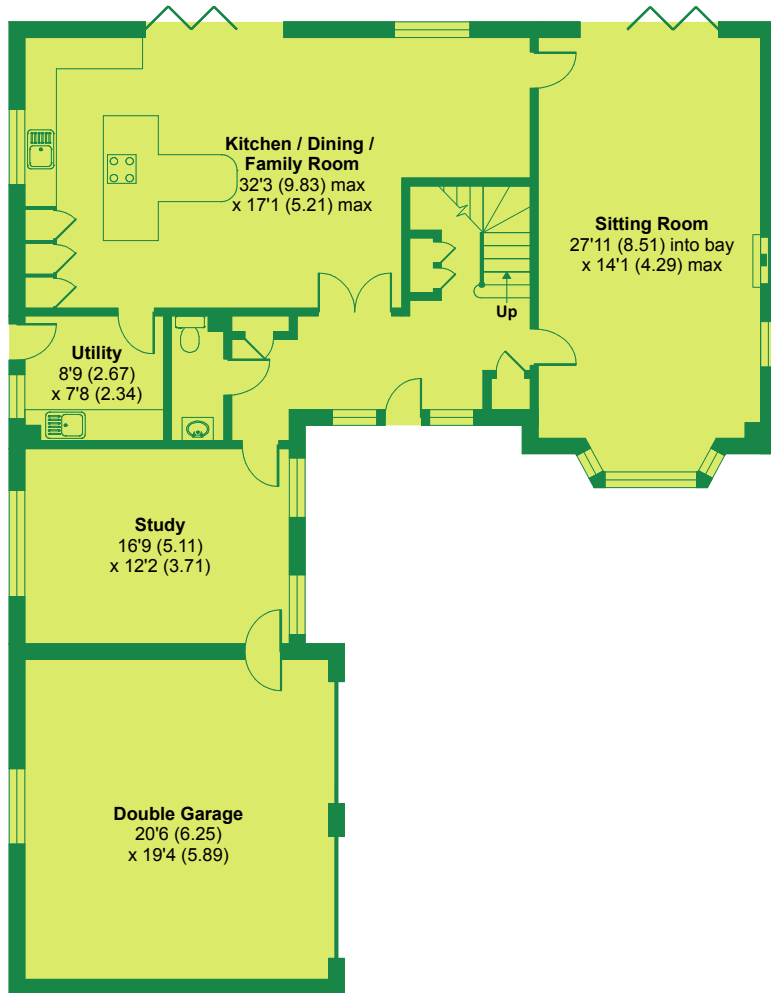
FLOOR PLANS

Pyrus House Ashford Road High Halden TN26 3BS

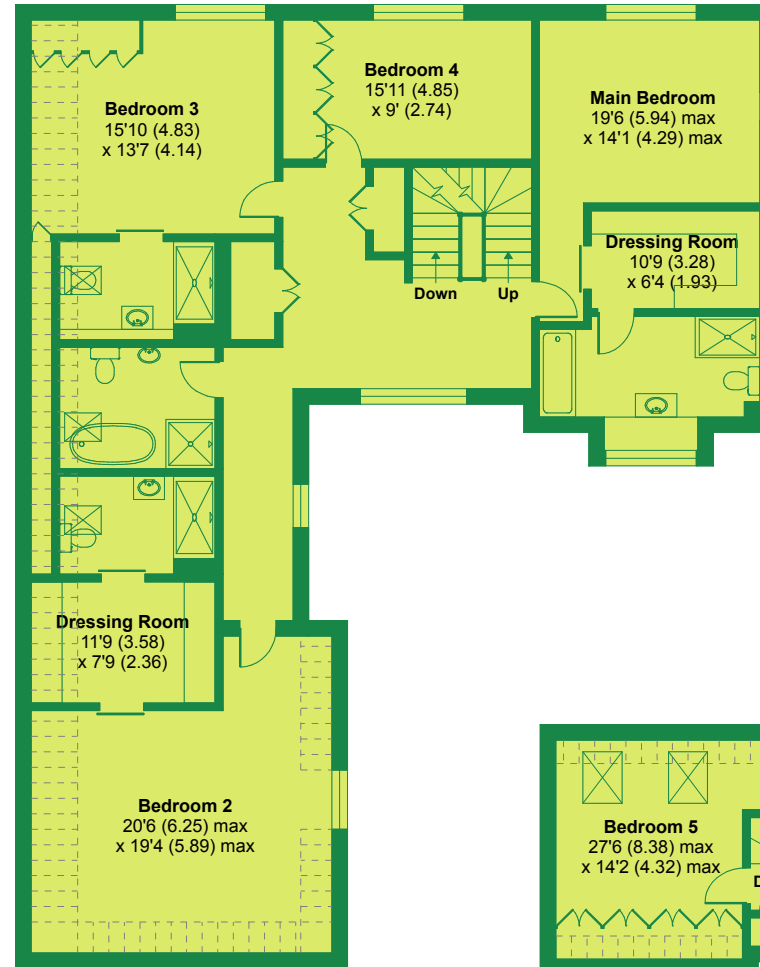
Approximate Area = 3853 sq ft / 357.9 sq m (includes garage)

For identification only - Not to scale

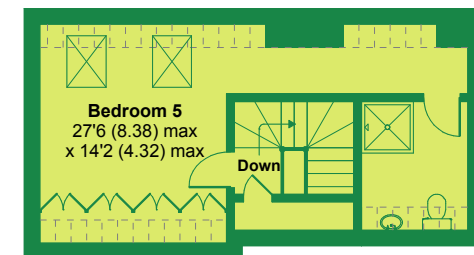
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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VIEWINGS:

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

SERVICES: Mains electricity, water and drainage. Air source heat pump and in-line solar panels. Drainage - private sewage treatment plant (private drainage).

METHOD OF SALE: Private Treaty.

LOCAL AUTHORITY: Ashford Borough Council ashford.gov.uk

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.

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