



# Lambert & Foster



## 3, 4 & 5 NEW BARN FARM

ASHFORD ROAD | HIGH HALDEN | KENT | TN26 3BS

*Striking a perfect harmony between country living and modern convenience, these three new stunning four bedroom homes by Southern Elm Developments, with approximately 1400 sq ft of beautifully presented family accommodation arranged over two floors, each with a substantially built separate double car port, all complemented by a rear garden with patio and lawn areas, enjoying countryside views, set on the periphery of the village.*

*3 New Barn Farm, the show home, is ready to view now.*

*4 & 5 New Barn Farm are coming soon!*

No.3 £585,000 – No.4 £550,000 – No.5 £625,000

FREEHOLD



## 3 NEW BARN FARM

ASHFORD ROAD | HIGH HALDEN | KENT | TN26 3BS

\*Approximately 1400 sq ft \*10 year Build-Zone structural warranty \*Underfloor heating to ground floor \*Heating and hot water provided by an Air source heat pump and in-line solar panels to both roof elevations, low voltage LED downlights \*Fibre optic broadband, Cat 6 cabling throughout with data socket in every room, security alarm \*Porcelain tiling to kitchen/dining room, hallway and cloakroom \*Four double bedrooms (two have fitted wardrobes) \*Main bedroom with en-suite bathroom \*Family bathroom with bath and separate shower \*Bathrooms have vanity units for storage, heated towel rails, mirror cabinets with lights and demist pad and separate shaver/toothbrush point \*Sitting room with feature fireplace housing a wood burning stove \*Kitchen/dining room, bespoke kitchen with island and Quartz worktops, Caple under counter wine cooler, integrated AEG washer/dryer, Caple angled hood extractor, AEG integrated dishwasher, AEG integrated fridge/freezer, AEG induction hob, AEG single oven and combi microwave, bi fold doors leading out to paved patio and substantial side and rear garden laid to grass



## 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 New Barn Farm will be found on the left-hand side. Turn into the drive and 3, 4 and 5 New Barn Farm will be found c. 100 m down the gravel drive.

## GENERAL

**Tenure:** Freehold

**Services:** Mains electricity and water. Drainage – Private (shared) sewage treatment plant. Air source heat pump and In-line solar panels.

**Local authority:** [www.ashford.gov.uk](http://www.ashford.gov.uk)

**Council tax:** TBC **EPC:** TBC

## VIEWING

By appointment only.

**Cranbrook Office:** 01580 712888.

**FLOORPLANS**

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

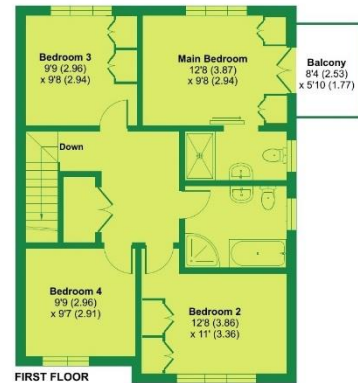
**3 New Barn Farm, Ashford Road, High Halden, Ashford, TN26**

Approximate Area = 1394 sq ft / 129.5 sq m  
For identification only - Not to scale



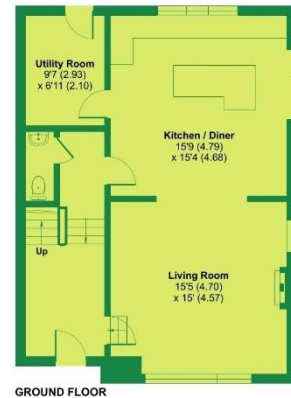
**5 New Barn Farm, High Halden, Ashford, TN26**

Approximate Area = 1392 sq ft / 129.3 sq m  
For identification only - Not to scale



**4 New Barn Farm, Ashford Road, High Halden, Ashford, TN26 3BS**

Approximate Area = 1396 sq ft / 129.6 sq m  
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Lambert and Foster Ltd. REF: 1179148

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**PROPERTY PROFESSIONAL FOR OVER 120 YEARS**

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