



Churchfield House,  
High Halden, Kent TN26 3LU



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### Guide Price £795,000 - £825,000

Set in a tucked away position just a couple of minutes walk from the centre of the pretty village of High Halden, this substantial 4 bedroom property with sweeping driveway, integral garage, glorious wrap around gardens and potential for further extension is a rare and exciting find indeed.

In terms of location alone, this beautiful home, formerly the village vicarage, offers the best of both worlds. While it is located in a quiet location that few people would even know about just a short walk from the heart of the village, it is also conveniently only 3 and 9 miles respectively from the towns of Tenterden and Ashford, both of which benefit from good schools, amenities and transport links.

The house itself, which has been a much loved family home for the past 40 years, has a lovely established, warm feel and the accommodation is not only extremely generous, but also very practical and flexible. In addition, the generous plot size, thought to extend to circa 0.61 of an acre (tbc), would allow for further extension if desired, subject of course to the necessary permissions.

The property also boasts a sweeping gravel driveway providing extensive off-street parking, an attached integral garage and large, mature, mostly south facing gardens which encircle the house and provide a haven for children, pets, gardeners and nature lovers alike.

- Substantial detached 4 bedroom former vicarage
- Accommodation extending to just over 2,300 sq ft in total
- Plot extending to circa 0.61 of an acre (unmeasured)
- Potential to extend further subject to necessary permissions
- Wonderful established gardens that wrap around the house
- Private sweeping driveway / Off-street parking / Garage
- Short walk to village centre with general store and primary school
- Catchment area for well regarded Ashford Grammar Schools
- High Speed Rail Link to London St Pancras from Ashford

**SITUATION** "Churchfield House" is situated in a convenient location just a short walk from the centre of the village of High Halden, which offers a range of day to day facilities including an extensive general store, well regarded primary school and popular Gastro pub / restaurant. Tenterden, with its comprehensive range of shopping facilities and amenities is just a short drive away. A variety of educational opportunities exist in the area, including the Ashford Grammar Schools, for which this house is within the catchment and on the bus route. There is a bus service to the surrounding towns and villages and Ashford (9 miles) offers the high-speed service to London St Pancras, a journey time of about 37 minutes.





**GROUND FLOOR** An attractive arched entrance door opens into a PORCH area, ideal for storing coats, boots and bags. **RECEPTION HALL** 13'11 x 10'9. The impressive part vaulted reception hall forms the centre of the house. Original parquet floor. Long stairwell window to front. Stairs to first floor with cupboard. **CLOAKROOM** Fitted with a pedestal wash basin and low level WC. Built-in cloaks cupboard.

**STUDY** 10'11 x 10'10. A double aspect room currently set up as a study with versatility for a play room / fifth bedroom. Fitted shelving, desk and office drawers. Parquet floor.

**LOUNGE** 19'11 x 12'10. This spacious double aspect room is the perfect space for both summer and winter living. Large picture windows frame the views of the garden on two sides and bring in huge amounts of natural daylight. Original fireplace and parquet flooring.

**SITTING ROOM / DINING ROOM** 19'8 x 13'11. This lovely, elegant space, currently set up as a formal dining room, could also be used as a second sitting room if desired. The wood parquet floor and feature brick fireplace give the room character and warmth. French doors open onto the patio beyond and a large picture window to the rear gives glorious vistas over the garden.

**KITCHEN / BREAKFAST ROOM** 16'x 9'9. The pretty kitchen is a lovely place to cook and eat. There are a range of painted base units and matching wall units with worktops and sink unit. Integrated Miele dishwasher and built-in eye level AEG double oven. Gas hob with extractor above. Space for table and chairs. Boiler.

**UTILITY ROOM / PANTRY** 7'10 x 5'9. A very useful space next to the kitchen which works as a utility space as well as a pantry. Worktop and built-in larder shelves. Space and plumbing for washing machine. Space for large free standing fridge/freezer.

**SUN ROOM** 17'7 x 16'3. This bonus additional reception room, currently set up as an additional dining space cum sun room, could be used in a number of ways. Door to outside and integral garage.

**INTEGRAL GARAGE** 17'5 x 7'4. A door from the sunroom opens into the garage where there is light and power connected. Electric sectional up and over panel door to front and window to rear. Open storage above.

**FIRST FLOOR** Stairs from the ground floor lead to an impressive **GALLERIED LANDING** 18'7 x 10'9 with built-in cloaks cupboard and large airing cupboard housing the hot water cylinder. Loft access.

**BEDROOM 1 & EN-SUITE** 16'5 x 13'2. A spacious double bedroom with en-suite shower room and built-in wardrobe. Large double aspect windows bring in lots of light and give lovely views over the beautiful gardens and church grounds beyond.

**BEDROOM 2** 13'11 x 10'11. A generous double bedroom with built-in wardrobe. Picture window to the rear.

**BEDROOM 3** 10'11 x 10'10. A good size bedroom with pine wash stand and inset basin.

**BEDROOM 4** 9' 10" x 8'10. A pretty bedroom with pedestal wash basin and built-in wardrobe.

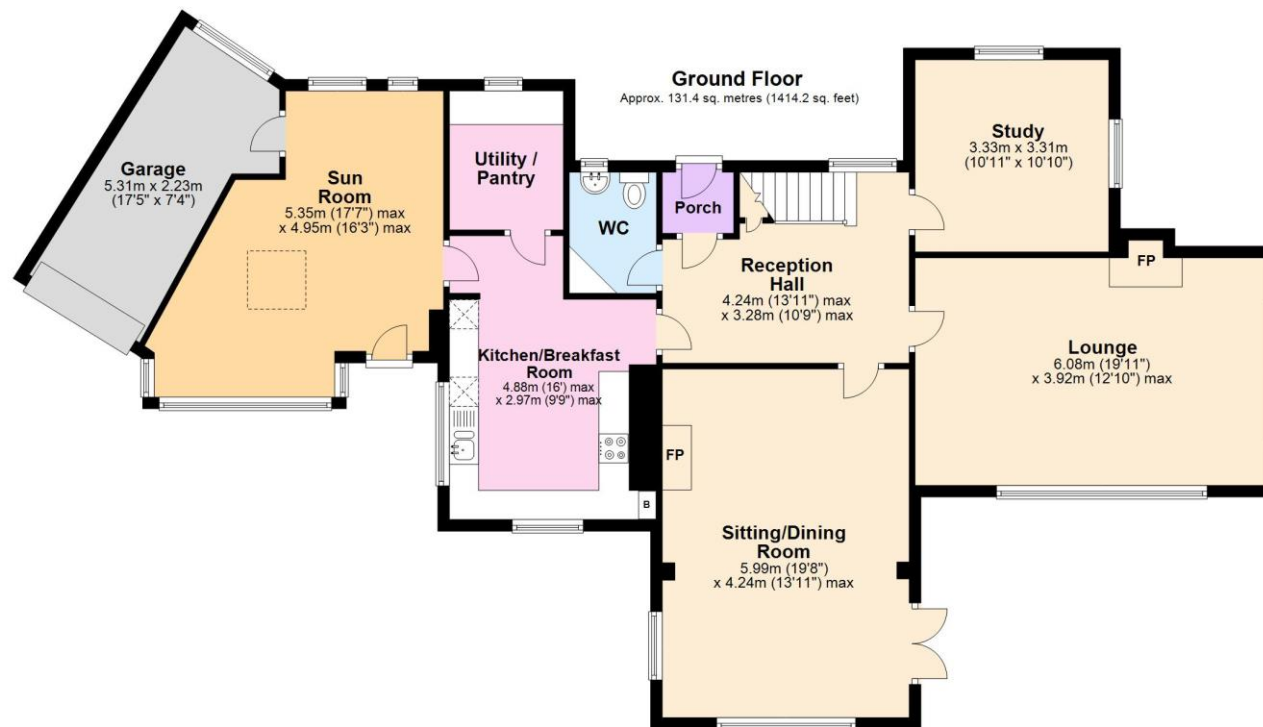
**FAMILY BATHROOM** A generous bathroom with panelled bath, wash basin, WC and two heated towel rails.

**OUTSIDE** This wonderful property is approached over an existing gravel drive at the end of which is a sweeping turning circle where there is plentiful parking. The house itself sits in the middle of a 0.61-acre plot (tbc), surrounded by beautiful, mature, cottage style gardens with large areas of lawn and fruit trees. The largest portion of the garden to the rear is mostly south facing and there are two patios which provide lovely places to sit, eat and entertain.

While there is plenty of lawn for the enjoyment of the whole family, there is much for keen gardeners and nature lovers alike to get excited about, including a wildlife pond and kitchen garden where there are raised beds, well tended with fruit, rhubarb and vegetables, herbs and a large timber shed. Space for a greenhouse. A gate leads to the church grounds behind, which in turn links with many local walks and public footpaths.

**SERVICES** Mains: water, electricity, gas and drainage. 2 kW solar fitted panels (payments from which we understand totalled £1551.84 between June 2022 and June 2023). Solar thermal panels for hot water production. EPC Rating: C. Local Authority: Ashford Borough Council. Council Tax Band: G. Location Finder what3words: ///scramble.mugs.custodial





**Total area: approx. 213.6 sq. metres (2298.9 sq. feet)**

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.  
Plan produced using PlanUp.

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