



**Pyrus House,  
High Halden, Kent TN26 3BS**



# Pyrus House, Ashford Road, High Halden, Kent TN26 3BS

## Guide Price £1,395,000

Pyrus House offers the opportunity to acquire a newly built, distinctive, 5 double bedroom / 5 bathroom detached property with circa 0.75 acres of grounds, integral double garage, plentiful off-street parking and eco-features, situated within easy reach of the village of High Halden and Tenterden.

Pyrus House is a executive style detached residence offering 3,925 sq ft of incredibly spacious and beautifully finished accommodation (including garage) set in the middle of a very large plot (approx. 0.75 acre) on the edge of the pretty village of High Halden.

Built by Southern Elm Developments, an independent development company based in the Weald of Kent, this stunning individual home has a lovely established modern country feel with a high quality, individual finish. Having a most impressive EPC rating of 'A', Pyrus House is at the top of the energy efficiency table with eco-credentials incorporated for long term sustainability to include an air source heat pump, in-line solar panels, underfloor heating and low voltage LED downlights.

The exterior reflects traditional Kentish vernacular design and sits comfortably within its plot, while inside the flexible accommodation on offer, has been given an inviting contemporary feel with stylish, light, well-proportioned rooms that have been designed with modern, comfortable family living in mind.

Outside, the park like gardens surrounding the house are a haven for children, dogs and gardeners alike and offer the potential for a swimming pool and outbuildings if desired, subject to the necessary planning permissions. The house is approached through electronically operated security gates onto a sizeable driveway where there is ample parking in front of the integral double garage, which benefits from an EV charging Pod Point.

- Detached new build 5 bedroom / 5 bathroom distinctive home
- Approximately 3,925 square feet in total including garage
- Built to high specification / 10 Year Build Zone Warranty
- Underfloor heating throughout. Fibre optic broadband
- South facing plot of circa 0.75 of an acre / Distant views
- Set back location with driveway & integral double garage
- Walking distance of village centre / Tenterden 2.5 miles
- Wide choice of good local schools including Grammars
- Mainline station at Headcorn & high-speed link from Ashford

**SITUATION:** This property sits in a tucked away position on the outskirts of the sought after village of High Halden which offers a range of day-to-day facilities including a general store, primary school and popular gastro pub / restaurant. Tenterden High Street, with its comprehensive range of shopping facilities and amenities, is a short drive away (2.5 miles). A variety of educational opportunities exist in the area in both the state and private sector and this property comes within the catchment for the well regarded Ashford Grammars. For travel to London, there are mainline stations at Headcorn (7 miles) and Ashford International (10 miles), the latter offering the high-speed service to St Pancras (a journey time of 37 minutes).

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The accommodation comprises the following with approximate dimensions :

**GROUND FLOOR** The front door, with full height windows either side, opens into an **ENTRANCE HALL** from which all the other reception rooms flow. A porcelain floor that extends into the kitchen / dining / family room keeps the space bright and airy. Turned staircase to first floor with open storage area below. Built-in cupboards.

**KITCHEN / DINING / FAMILY ROOM** 32'3 x 17'2. This impressive room with its contemporary kitchen and spacious open plan family area with bifold doors opening onto the garden, is most definitely the hub of this home. There are a range of modern units, drawers, cupboards and bespoke T-shaped island with quartz worktops. Inset sinks with Quooker mixer tap. High quality integrated AEG appliances including built-in oven, combi microwave oven, warming drawer, dishwasher, larder fridge and freezer, and induction hob. Caple ceiling extractor and full size wine cooler. Door from kitchen to utility.

**UTILITY ROOM** 8'9 x 7'8. A useful area with one bowl sink, fitted units and quartz worktop. Space for washing machine and tumble dryer. Door to garden.

**SITTING ROOM** 27'11 x 14'1. This spacious, triple aspect room with its bi-folding doors opening onto the patio and giving views over the garden beyond, is somewhere to sit and properly relax. A fireplace with wood burner makes a cosy focal point for those colder days and evenings. Bay window to front.

**CLOAKROOM** Comprises WC and wash hand basin with mixer tap and storage under.

**DINING ROOM / STUDY / SNUG** 16' 9" x 12'2. A useful additional reception room that could serve as a study, home office, formal dining room, cinema room, playroom, teenage den, or possibly as a downstairs bedroom. Door to garage.

The **INTEGRAL DOUBLE GARAGE** 20'6 x 19'4 which is attached, has two electrically operated roller doors, power and lighting, and an EV charging point for an electric vehicle.

## FIRST FLOOR LANDING

From the ground floor, a turned staircase leads you up to a very spacious landing which could serve as a study area if desired. Built-in cupboard housing hot water cylinder, additional shelved cupboard and room for free standing furniture. Stairs to second floor. NB: There is some restricted head height to both the first and second floors.

**PRINCIPAL BEDROOM WITH DRESSING ROOM & EN-SUITE** 14'1 x 11'9. The south facing principal bedroom, with its double aspect views of the garden, has a bright and airy feel. A purpose-built dressing area with extensive built-in wardrobe space is an added bonus, as is the **EN-SUITE BATHROOM** with its bath, separate shower, basin with storage under, wall cupboard and WC. NB: Dimensions for bedroom area only.

**BEDROOM 2 WITH DRESSING AREA & EN-SUITE** 20'6 x 19'4. This spacious double bedroom also benefits from its own high quality **EN-SUITE SHOWER ROOM** and fully fitted dressing room. NB: Dimensions for bedroom area only.

**BEDROOM 3 WITH EN-SUITE** 15'10 x 13'7. This generous double bedroom has far distant views, good amounts of built-in storage and a contemporary **EN-SUITE SHOWER ROOM**. Door to eaves (unmeasured). NB: Dimensions for bedroom area only.

**BEDROOM 4** 14' x 9'. Double bedroom with lovely views and built-in storage to one wall. NB: Measurements exclude built-in storage.

**FAMILY BATHROOM** Comprises: free standing bath; separate shower; WC; wash basin with storage under; and heated towel rail. NB: All bathrooms have vanity units, electric heated towel rails and mirror cabinets with shaver/toothbrush point, lights and demister pad.

Stairs from the first-floor landing lead up to **SECOND FLOOR** where there is a large built-in cupboard off the small landing area. A door leads into the **BEDROOM 5** 12'2 x 12' where there are two Velux windows and extensive storage under the eaves to one wall. A corridor leads down to the contemporary **EN-SUITE SHOWER ROOM**. NB: Dimensions for bedroom area only (excluding built-in storage).



**OUTSIDE** Pyrus House is set well back and is approached over a shared driveway which in turn leads to a private electric gated permeable driveway to the front of the property, where there is parking for several cars in front of the integral double garage. The extensive garden, which surrounds the house, extends to circa 0.75 of an acre. At present, it has been laid mainly to lawn with a mixture of semi-mature trees and a paved south facing patio to the rear, but there is huge potential for landscaping, and it would certainly accommodate a swimming pool and other outbuildings if desired, subject of course to any necessary consents. A large (5m x 4m) concrete pad with drainage, electric, water and fibre connections is already in situ and would accommodate a garden pod, studio, home office, gym or workshop, subject to planning.

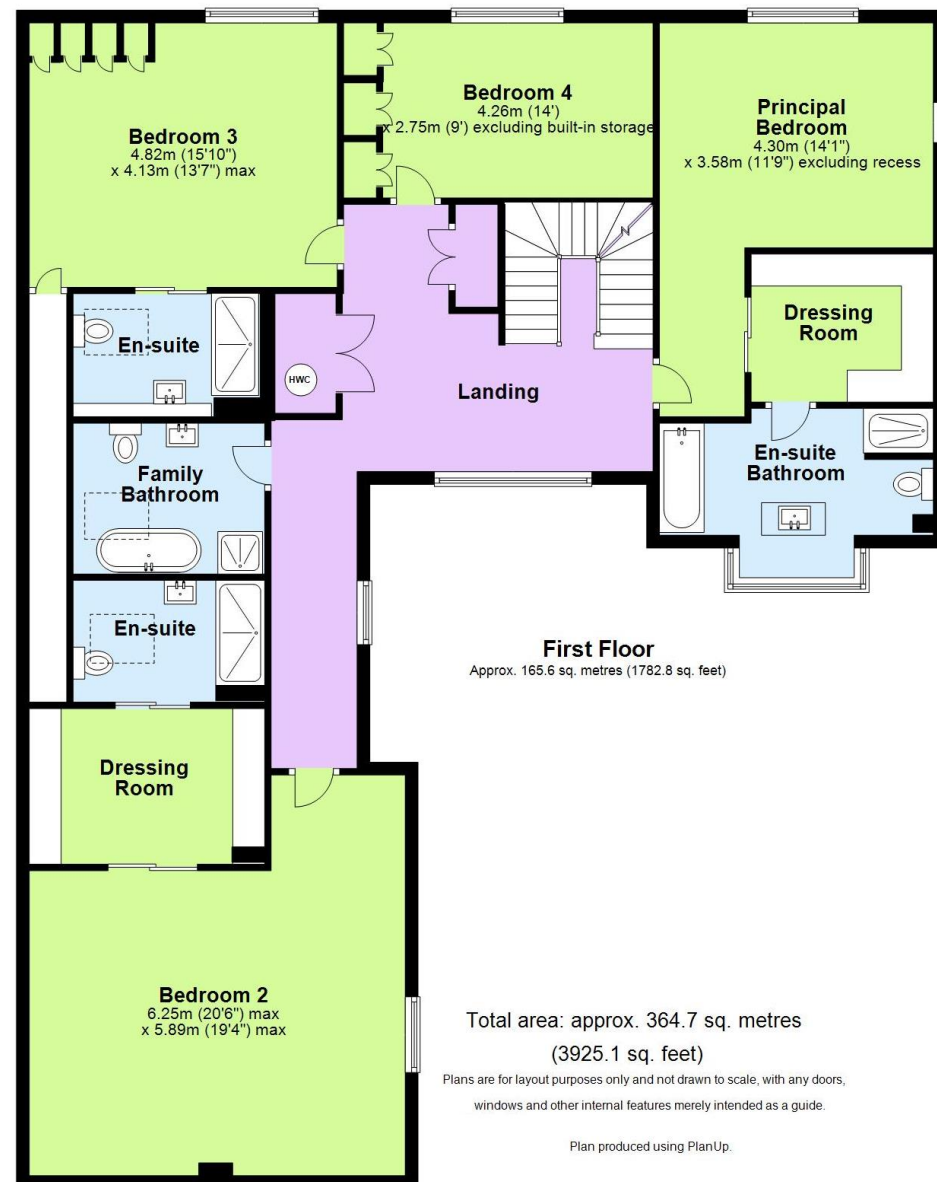
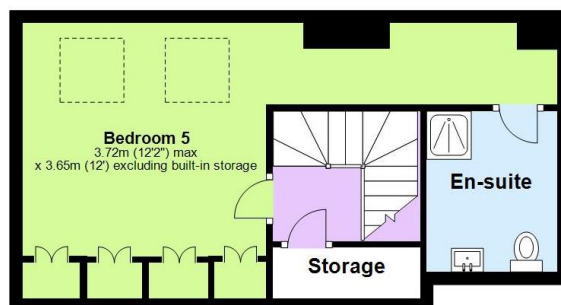
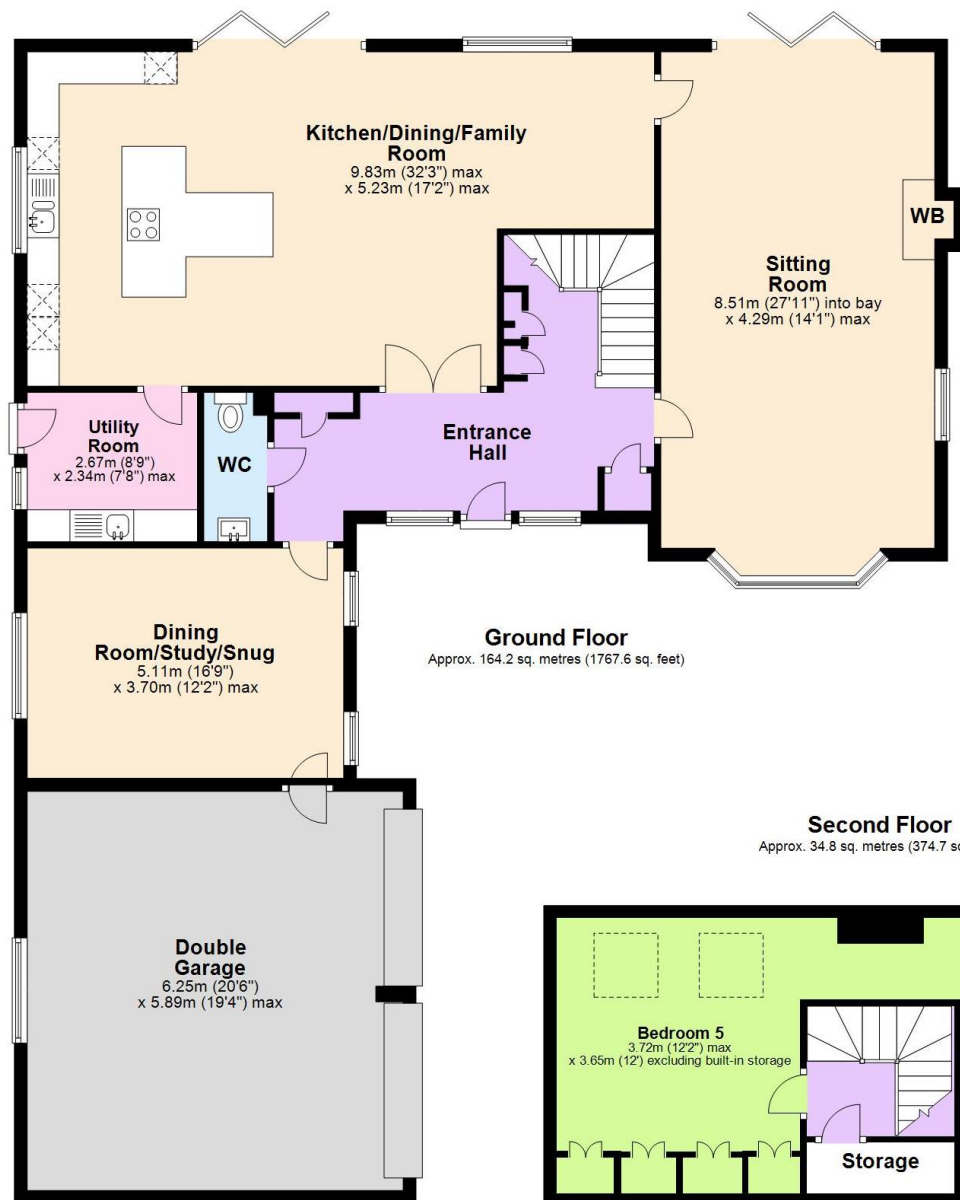
**SERVICES** Mains: water and electricity (currently supplied by EDF with a smart meter). Air source heat pump for heating and hot water. In-line solar panels. Underfloor heating throughout the three floors.

Low voltage LED downlights. Drainage via a private water treatment plant. Cat 6 cabling throughout and data socket / TV points in all rooms. Fibre optic broadband to premises. Alarm system. EPC Rating: A. Local Authority: Ashford Borough Council. Council Tax Band: G.

**Location Finder** what3words: [///anchors.behalf.deployed](https://www.what3words.com/anchors.behalf.deployed)

**VIEWING:** Strictly by appointment only through WarnerGray Tel. 01580 766044 email [info@warnergray.co.uk](mailto:info@warnergray.co.uk)





Total area: approx. 364.7 sq. metres  
(3925.1 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.





