



Bay Tree Cottage, 22 Halden Close,
High Halden, Kent TN26 3ER

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Guide Price £500,000 - £525,000

'Bay Tree Cottage' is a most stylish, deceptively spacious modern home, offering generous light, bright accommodation of just over 1,300 sq ft, a pretty landscaped garden, two allocated car parking spaces next to the side of the property and stunning far-reaching countryside views.

To the ground floor, there is a generous entrance hall, elegant sitting room, cloakroom, and modern open-plan kitchen / dining / family room, which has direct access onto the garden beyond and wonderful views of the sheep grazing pastureland beyond.

Upstairs, the high spec family bathroom and three double bedrooms, one of which boasts a contemporary en-suite and extensive fitted wardrobes, have a luxurious feel and would not be out of place in a five-star hotel.

Outside, there is a good size, extremely well maintained landscaped garden with beautiful far reaching views and two allocated parking spaces to the side with EV charging point. This property also benefits from being within walking distance of the centre of the picturesque village of High Halden and just a short drive from the towns of Tenterden and Ashford.

Built 5 years ago by Oceanview Developments, this immaculate home has a remaining NHBC warranty that would be transferred on completion providing peace of mind for any new buyer.
Internal viewing is highly recommended

- Stunning modern home, built by Oceanview Developments
- Built in 2019 / Remainder of Premier NHBC Warranty in place
- Deceptively spacious with 3 double bedrooms / 2 bathrooms
- Generous accommodation extending to in excess of 1,300sqft
- Stylish immaculately presented accommodation throughout
- Two allocated car parking spaces next to property
- EV charging point / Visitors space
- Wonderful far reaching countryside views from rear of house
- Wide choice of local schooling options, including Grammars
- Lovely village location, accessible to both Ashford & Tenterden

SITUATION: Halden Close 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.

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ENTRANCE HALL The front door opens into the generous hallway where there is ample room for free standing furniture and storage for cloaks. Stairs to the first floor and useful understairs storage cupboard. The lovely wood effect ceramic tiled flooring which extends throughout the ground floor is both beautiful and practical.

CLOAKROOM White suite comprising low level WC and wash hand basin.

SITTING ROOM 16' x 11'11". A light, bright, elegant sitting room with window to the front.

KITCHEN / BREAKFAST ROOM / FAMILY ROOM 23'11 x 19'7". Enjoying the most fabulous views across rolling farmland to the rear, this stunning open plan 'L' shaped room is a sociable living space, perfect for modern day living. Sleek fitted kitchen comprising matching wall and base units with Quartz worksurfaces, under-slung sink, built-in eye-level electric oven, 4-zone induction hob with extractor hood above, dishwasher, washing machine, fridge/freezer & two wine coolers.

Bi-folding doors across the back of the seating area open onto the garden and give glorious views of the countryside beyond. Wall mounted TV point.

FIRST FLOOR LANDING Doors to each of the rooms. Room for free standing furniture.

BEDROOM 1 & EN-SUITE 18'1 x 10'8". This beautiful room, with its extensive built-in storage to one wall and contemporary en-suite shower room, is an oasis in which to relax and unwind at the end of a long day. Window to front. TV point.

BEDROOM 2 16' x 8'11 max. Good size double bedroom with front window and built-in wardrobe. TV point. Loft access.

BEDROOM 3 10'8 x 9'10". Double bedroom with window to the rear that gives views as far as the North Downs on a clear day. TV point.

FAMILY BATHROOM A luxurious bathroom comprising freestanding bath with mixer taps and hand shower attachment, large rectangular walk-in shower with

thermostatic shower and glass screen, WC, wash basin with storage beneath, towel radiator, extractor fan, shaver socket, tiled walls and tiled floor. Window to the rear enjoying far reaching views across farmland.

OUTSIDE The gardens are beautifully maintained and have been landscaped to both the front and rear. The rear garden boasts a large patio space to the back of the house with fixed metal pergola, perfect for entertaining or al fresco dining. A central lawn with boundary planting and gravel pathway leads to a decked seating area, perfect for watching the grazing sheep, wildlife, stunning sunsets, and the odd hot air balloon that floats gently by.

There is also a gated side access which leads to the parking area where there are two allocated parking spaces and a visitor's space alongside the fence. We are advised that the front garden has dropped kerbs for potential block paved parking space. EV car charger for electrical vehicle charging.

SERVICES All main services connected. Council Tax Band: E. EPC rating: C (75) Local Authority: Ashford Borough Council. Service charge £300 p.a.





Total area: approx. 122.6 sq. metres (1319.6 sq. feet)

Plans are for layout purposes only and are 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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