



High Halden, Kent Guide Price £1,395,000

This beautifully refurbished, detached, 3 double bedroom period home with landscaped gardens and outbuildings is situated close to the centre of High Halden village, just a short drive from Tenterden.

A rare opportunity to acquire a stunning Grade II Listed property that has undergone an incredibly detailed, sympathetic refurbishment by the current owners to exacting standards. This love, care and attention to detail has resulted in a very special home, where there is a stylish blend of modern living and period charm. Whilst the wealth of charming period features on offer exude warmth and character and will satisfy the most ardent traditionalists, the bespoke kitchen, contemporary bathroom, high-end fittings and built-in eco features will satisfy those with more modernist, sustainable tastes. Essentially with this house, you are getting the best of both Worlds and the good news is, all the hard work has already been done.

In addition to the main house, there are a number of extensive outbuildings including a heated double garage with large home working space above, useful kitchen/garden store with attached boiler room, and the most wonderful detached Kentish barn offering potential for business, holiday let or annexe accommodation, subject of course to the necessary permissions.

The property also benefits from an electronically gated driveway providing off-street parking for a number of cars and a large, pretty, very private garden which wraps around the house. **NO ONWARD CHAIN**

SITUATION: The property is situated in a tucked away but very 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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Warner Gray



- Stunning 3 double bedroom Grade II Listed period home
- Fully refurbished to exacting high standards throughout
- Circa 3,478 sq ft in total (including outbuildings)
- Beautifully landscaped gardens surround the house
- Heated double Garage with flexible Office space above
- Wonderful, large Kentish Barn with potential (stpc)
- Electronically gated driveway with extensive parking
- Short walk to village centre & local amenities on offer
- High speed rail link to St Pancras from Ashford (9 miles)
- No onward chain

The following is a brief introduction to this beautiful period home that must be viewed to fully appreciate all on offer (approximate dimensions) **GROUND FLOOR** A door at the side of the house leads you into a spacious reception area with limestone floor and oak staircase, from where you get an immediate "wow" as you look towards the beautiful part vaulted bespoke kitchen. With its range of shaker style units, free standing Cotswold Company larder cupboard and high spec NEFF and Bosch appliances, the kitchen is perfect for serious cooking and indeed socialising, as it is open to the spacious dining room.

The heart of this room is most definitely the large inglenook fireplace, and you can imagine family gatherings and Christmas celebrations taking place here in front of a roaring fire.

The ground floor has a lovely flow to it, with a lobby area to the front of the house linking the dining room with the generous sitting room, which also has a magnificent inglenook with original cast iron fireback. A stylish utility room and cloakroom complete the accommodation on the ground floor

FIRST FLOOR Upstairs, the three beautifully presented bedrooms are all very generous doubles, each exuding style and character. There is also a contemporary bathroom with separate walk-in shower and plentiful storage. The attic, which is easily accessed via the galleried landing, is fully insulated and boarded and offers a vast space for storage.

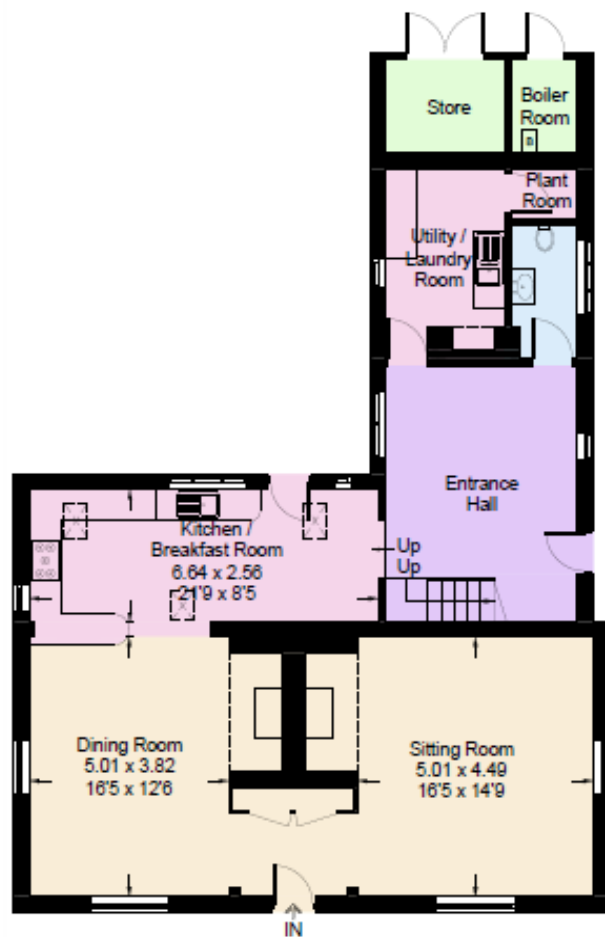
OUTBUILDINGS Positioned next to the house is the **detached double garage** which has two sinks and central heating to keep those pampered cars and bikes cosy in the winter months! Cast iron stairs at the side of the garage give access to the spacious room above, which could serve a number of different functions including as an office or hobby space, playroom, teenage den or even guest accommodation. At the back of the house is a useful kitchen / garden store with attached boiler room, and to the far side, a large **detached Kentish barn** which has been re-roofed. This offers much in the way of potential, either as an entertaining space, studio or business space or for possible conversion into a holiday let or annexe, subject of course to any necessary consents.

GARDENS The electronically gated entrance to this property, which is set back out of view, leads onto a driveway in front of the double garage where there is parking and turning for a number of vehicles. The lovely gardens that surround the house, thought to extend to approximately 0.66 acres (to be confirmed), are laid mainly to lawn with pretty cottage planting and mature trees and hedging all around which afford a high level of privacy. A natural pond to one corner is a haven for wildlife, while a large patio area to one side of the house makes the perfect spot for summer living and entertaining.

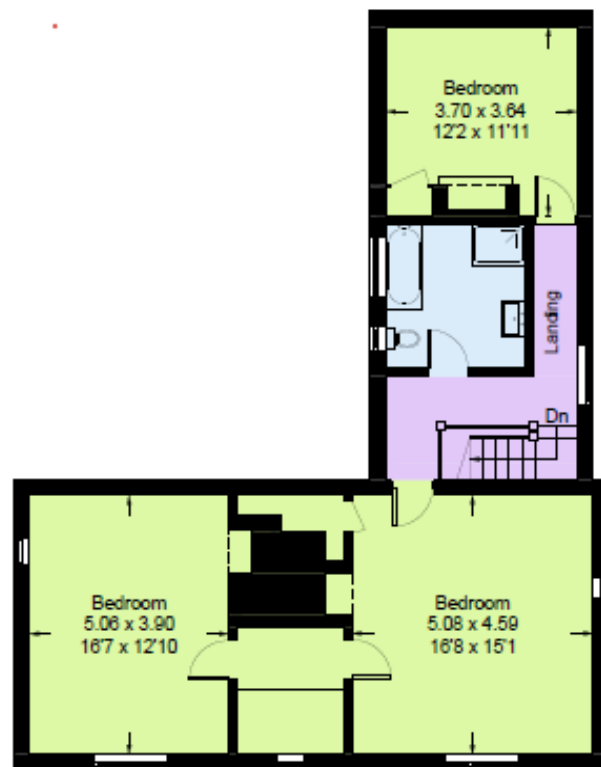
SERVICES Mains: water, electricity, gas and drainage. New Worcester Bosch combination/storage 35Kw gas boiler. New Hetta 4 Zone heating system with heat pump compatible ground floor underfloor heating system and heat pump compatible high-capacity radiators to first floor. 3-Phase electrical supply with external connection point for car charging. NB: We understand that all buildings have been rewired and all waste water drainage renewed to the mains drainage to the boundary of the property. Local Authority: Ashford Borough Council. Council Tax Band: G. EPC Rating: exempt. Broadband speed of circa 70 Mbps.

Viewing by appointment through WarnerGray 01580 766044
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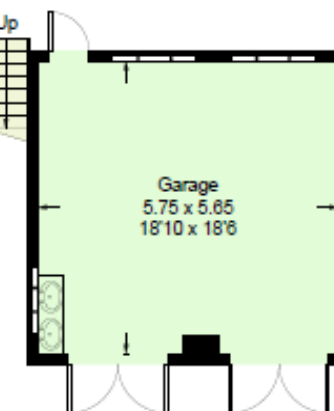
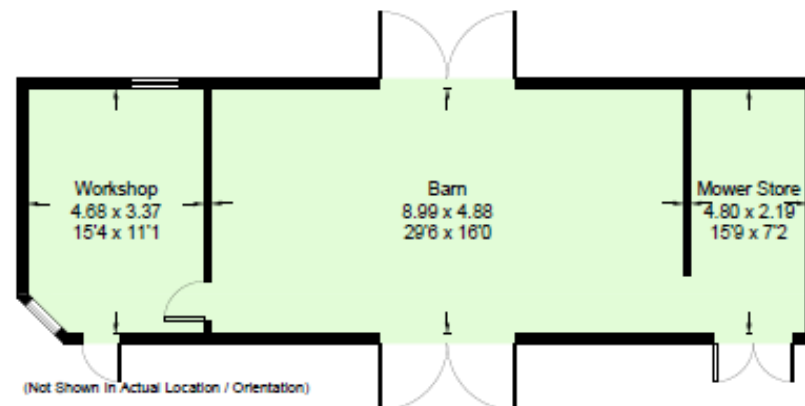




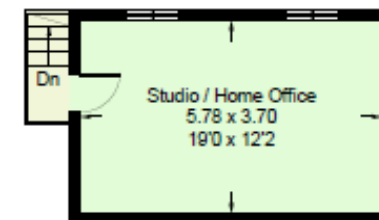
Ground Floor - 106.5 sq m / 1146 sq ft



First Floor - 86.8 sq m / 934 sq ft



Garage - Ground Floor
32.5 sq m / 350 sq ft
Outbuildings



Garage - First Floor
21.3 sq m / 229 sq ft

Approximate Gross Internal Area = 193.3 sq m / 2080 sq ft

Garage = 53.8 sq m / 579 sq ft

Outbuildings = 76.1 sq m / 819 sq ft

Total = 323.2 sq m / 3478 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1205016)

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