

**RUSH
WITT &
WILSON**



**Hales Place Granary Church Hill, High Halden, Kent TN26 3JQ
Offers In The Region Of £750,000**

Rush Witt & Wilson are pleased to offer the opportunity to acquire this most attractive and extremely well presented former granary conversion occupying a delightful semi-rural located on the outskirts of the popular Kentish village of High Halden.

'Hales Place Granary' has been beautifully renovated and extended by the current owners to offer well-proportioned and versatile accommodation arranged over two floors comprising an generous entrance hallway, three double bedrooms, two of which benefit from en-suite shower rooms, utility room, family shower room, impressive living/dining room with vaulted ceiling and log burning stove and a simply stunning kitchen/breakfast room on the ground floor. On the first floor is the master bedroom with vaulted ceilings offering a walk-in wardrobe, free standing roll top bath and a en-suite shower room. Outside the property benefits from a good sized rear garden overlooking a pond, a gated driveway provided ample off road parking and attached single garage.

An internal inspection is highly recommended to fully appreciate this charming cottages fantastic and versatile accommodation. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.



Entrance Hallway

21'3 x 5'7 (6.48m x 1.70m)

With full height glazed window and glazed door to both side elevations, recessed ceiling spot lights, radiator, stone tiled flooring and wooden latched doors to:

Bedroom

11'9 x 10'0 (3.58m x 3.05m)

With window to the side elevation, radiator, recessed ceiling spot lights and wooden latched door to:

En-Suite Shower Room

Fitted with a white suite comprising low level W.C, 'grey gloss' vanity unit with inset wash-hand basin with fitted storage beneath, corner shower cubicle with double sliding door, stainless steel heated towel rail and tiled flooring.

Utility Room

8'1 x 5'0 (2.46m x 1.52m)

Fitted with a range of white gloss cupboard base units with complementing work surface and inset stainless steel circular sink unit, space and plumbing for washing machine with space and point above for tumble dryer, recessed ceiling spotlights and stone tiled flooring.

Living/Dining Room

27'0 x 12'5 (8.23m x 3.78m)

This impressive room benefits from being double aspect with windows to the front and rear elevations and offers a vaulted ceiling with an array of exposed timbers and cross beams, to one end is an attractive exposed brick feature fireplace with inset log burning stove, part glazed stable door allowing access to the garden, wooden flooring with water based underfloor heating, wooden latched door through to the inner hallway, further latched wooden door to:

Bedroom

12'3 x 11'1 (3.73m x 3.38m)

Being double aspect with window to the front and part glazed stable door to the rear elevation allowing access to the garden, water based under floor heating, exposed brick walls, vaulted ceiling with exposed timbers and beams. Doorway to:

Dressing Area

7'7 x 4'8 (2.31m x 1.42m)

Walk-in wardrobe space with a range of fitted hanging rail/shelved storage and wooden latched door to:

En-Suite Shower Room

Fitted with a white suite comprising low level W.C, 'white gloss' vanity unit with inset wash-hand basin and fitted storage beneath, large corner shower cubicle with sliding door, tiled flooring with water based under floor heating, exposed brick wall, vaulted ceiling with exposed timbers and two obscured glazed windows to the rear elevation.

Inner Hallway

Accessed off the living/dining room with half panelled walls, fitted storage cupboard, wooden flooring, archway through to the kitchen/breakfast room and wooden latched doors to:

Family Shower Room

Fitted with a white suite comprising low level W.C, wall mounted 'white gloss' vanity unit with counter top wash-hand basin and fitted storage beneath, large corner shower cubicle with sliding door, stainless steel heated towel rail, part tiled walls, wood effect LVT flooring, vaulted ceiling with exposed timbers and glazed windows to the front elevation. (Please note we are advised that a water/waste connection remains in place should a bath wish to be fitted)

Bedroom

13'0 x 11'1 (3.96m x 3.38m)

Being double aspect with windows to the front and side elevations, vaulted ceiling with exposed white washed timbers/beams, exposed painted brick walls and grey wood effect LVT flooring with under floor heating.

Kitchen/Breakfast Room

25'10 max x 14'1 max (7.87m max x 4.29m max)

This stunning room is fitted with a range of light grey shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing quartz work surface with matching splash-backs, inset grey 1.5 bowl ceramic sink unit, space and point for range style cooker with stainless steel extractor canopy above, integrated dishwasher, space and point for American style fridge/freezer, central kitchen island fitted with a range of blue shaker style cupboards and quartz work surface with fitted breakfast bar, porcelain tiled flooring, two radiator, space for table and chairs, exposed timbers and beams, windows the rear and side elevations, glazed double doors allowing access through to the garden, under stairs fitted storage cupboard and wooden latched door/stairs rising to:

First Floor

Landing

With stairs rising from the kitchen/breakfast room, window to the side elevation, exposed timbers and wooden latched door to:

Master Bedroom

22'0 max x 15'5 (6.71m max x 4.70m)

Being double aspect with windows to side and rear elevations, three roof lights/Velux style windows, impressive vaulted ceiling with exposed timbers and beams, walk-in wardrobe, fitted storage cupboard, glazed double doors/Juliette balcony, two radiators, free standing roll top bath with chrome claw feet and wooden latched door to:

En-Suite Shower Room

Fitted with a white suite comprising low level W.C, free standing vanity unit with inset wash-hand basin with fitted storage beneath, walk-in shower cubicle with fitted screen, vaulted ceiling with exposed timbers and beams, obscured glazed window to the side elevation, stainless steel heated towel rail and tiled flooring.

Outside

Gardens

To the front a five bar gate opens to an extensive driveway providing off road parking/turning space for a number of cars and access to the attached single garage. Gated side access leads to:

The rear garden is predominantly laid to lawn with a brick paved seating area offering a perfect space for outside dining and entertaining and enjoying views over the pond. There is also a useful timber garden store and further courtyard area of lawned garden to the rear of the garage.

Attached Single Garage

Agent Note

Council Tax Band: F

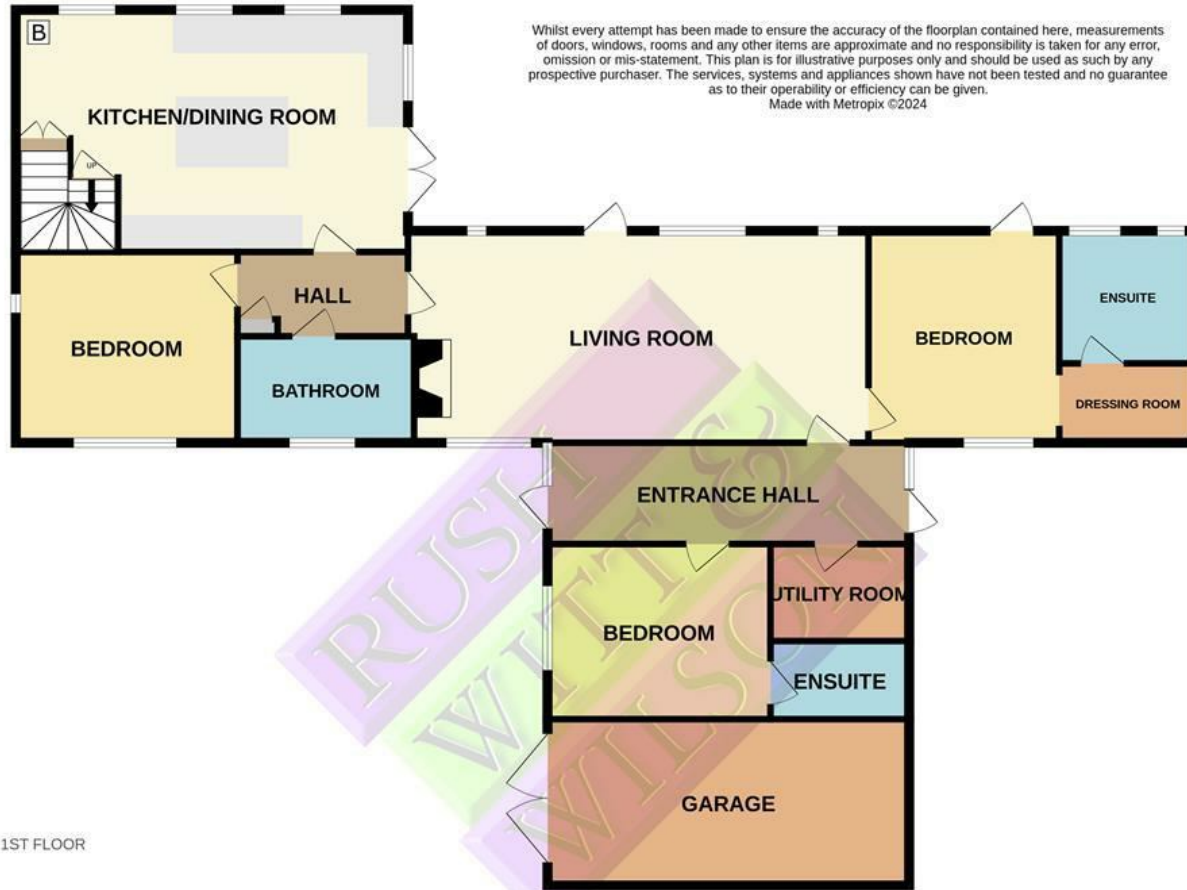
Please note the property is on private drainage.

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.



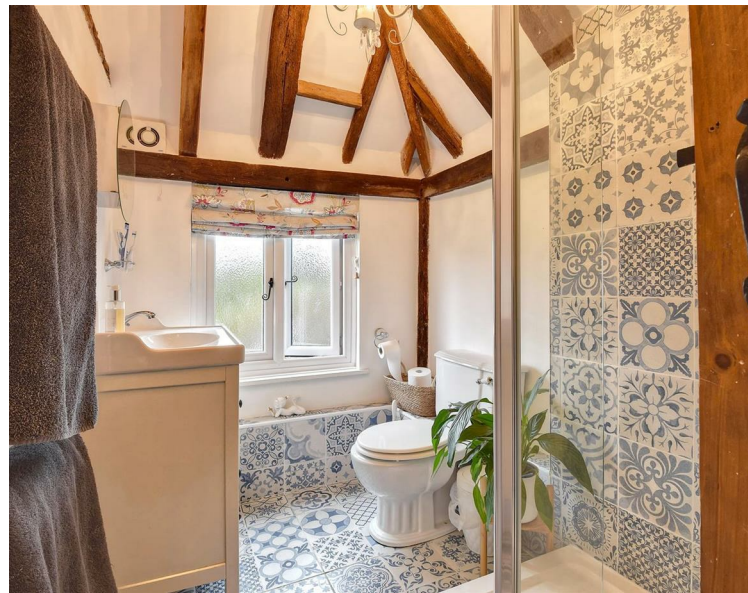
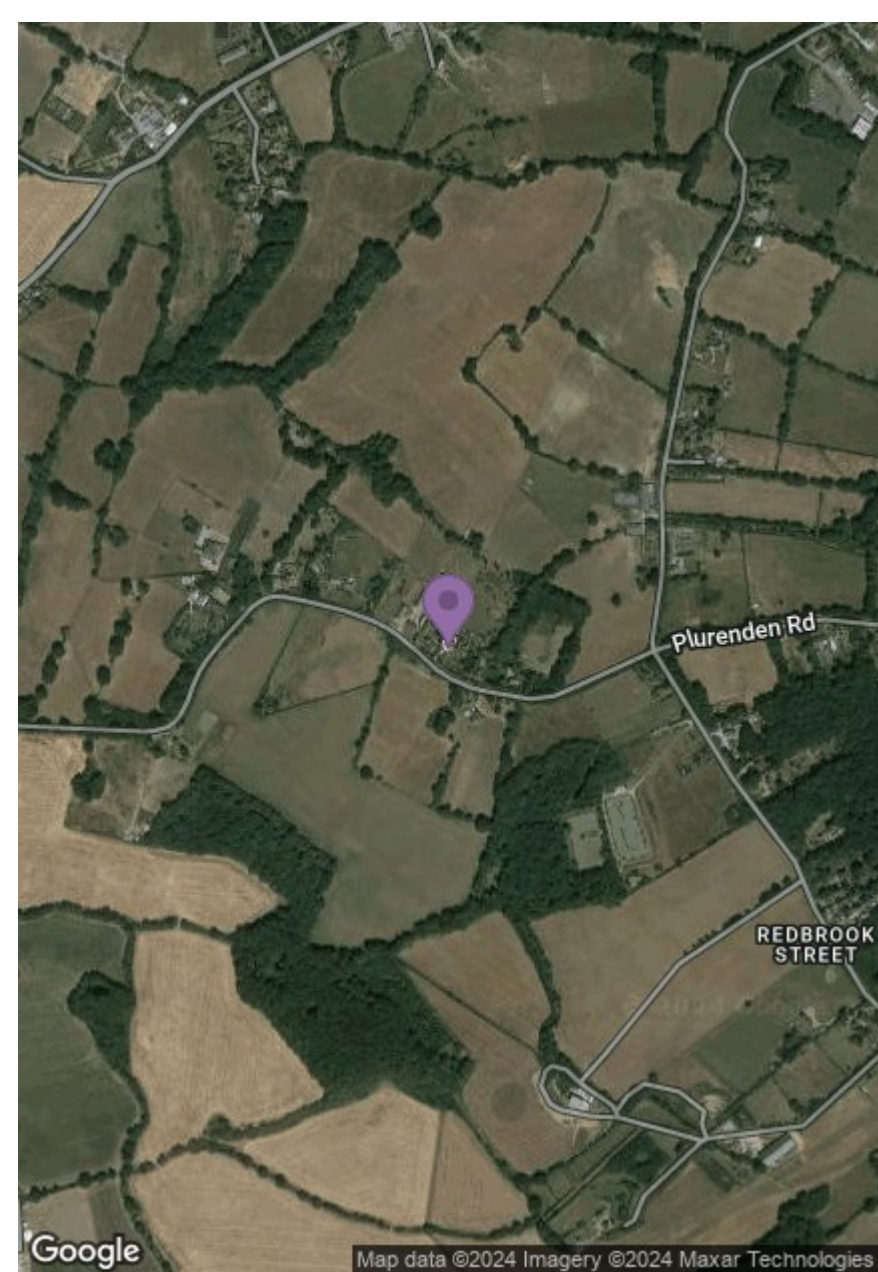
GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(81-91) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(11-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			



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