

**RUSH
WITT &
WILSON**



**Sunnydale Farm Ashford Road, High Halden, Kent TN26 3LL
£825,000**

Rush Witt & Wilson are pleased to offer this most attractive Grade II Listed detached farmhouse occupying a semi-rural location on the outskirts of High Halden.

All the main rooms offer generous proportions with high ceilings and a wealth of period features through-out including attractive fireplaces and beautiful tall sash windows. The accommodation comprises of an entrance hallway, living room with inglenook fireplace, dining room, impressive 20'4 x 14'8 kitchen/breakfast room, large utility room and cloakroom on the ground floor. On the first floor are four double bedrooms, the main with an en-suite and the family bathroom, there is also a useful loft room to the second floor. Outside the property occupies a generous plot believed to measure in the region 0.47 of an acre (tbv) with two useful detached outbuildings, extensive off road parking and lawned gardens to the front, side and rear.

An internal inspection is highly recommended to truly appreciate all this delightful character home has to offer. Please call our Tenterden Branch for further information and to arrange your viewing.



Entrance Hallway

Part glazed entrance door with window over to the front elevation, stairs rising to the first floor, radiator, doors through to the living room and kitchen/breakfast room, further door to:

Dining Room

15'9 x 12'5 (4.80m x 3.78m)

With large sash window to the front elevation, exposed brick feature fireplace and radiator.

Living Room

15'6 x 14'5 (4.72m x 4.39m)

With impressive exposed brick inglenook fireplace with oak bressumer and inset log burning stove, large sash window to the front elevation, radiator, door from the entrance hallway and further door to:

Kitchen/Breakfast Room

20'4 x 14'8 (6.20m x 4.47m)

Being extensively fitted with a range of traditional style cupboard and drawer base units, complementing work surface with inset 1.5 bowl sink/drainер unit and tiled splash-back, inset electric hob with extractor canopy/hood above, upright unit housing integrated Bosch double oven, integrated low level fridge, space for table and chairs, two radiators, windows to the side and rear elevations and stable door allowing access through to the garden. Further door to:

Utility Room

15'4 max x 12'7 max (4.67m max x 3.84m max)

With window to the side elevation overlooking the gardens and pond, fitted worksurface, radiator, space and plumbing for washing machine, space and point for tumble dryer, space and point for free-standing fridge/freezer, floor standing oil fired boiler (installed 2022) and door to:

Cloakroom/WC

Fitted with a coloured suite comprising low level W.C and wall mounted wash-hand basin, part tiled walls and window to the rear elevation.

First Floor

Landing

With stairs rising from the entrance hallway, sash window to the front elevation enjoying views down the front garden and over open farmland beyond, radiator, shelved airing cupboard

housing insulated hot water tank, stairs rising to the second floor/loft room and doors leading to:

Bedroom One

15'6 max x 11'9 max (4.72m max x 3.58m max)

With window to the rear elevation overlooking the garden and open fields beyond, two double fitted wardrobes, radiator, access to loft space and door to:

En-Suite Bathroom

Fitted with a white suite comprising low level W.C, pedestal wash hand basin, panelled bath, part tiled walls and radiator.

Bedroom Two

15'6 x 14'8 (4.72m x 4.47m)

With large sash window to the front elevation enjoying views down the front garden and over open farmland beyond, range of fitted wardrobes, radiator and attractive feature fireplace.

Bedroom Three

15'6 x 12'4 (4.72m x 3.76m)

With large sash window to the front elevation enjoying views down the front garden and over open farmland beyond, radiator.

Bedroom Four

15'3 x 10'11 (4.65m x 3.33m)

With window to the rear elevation and radiator.

Family Bathroom

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, panelled bath, tiled shower cubicle, radiator, part tiled walls and window to the rear elevation.

Second Floor

Loft Room (Limited Head Height)

28'8 x 10'6 (8.74m x 3.20m)

With stairs rising from the landing, window to the rear elevation, access to eaves storage space, light and power connected.

Outside

Gardens

To the front is a large area of level lawn being interspersed with a selection of mature trees and selection of established beds planted with a mixture of shrubs and seasonal/wild flowers. To the side is further area of lawn with a circular brick paved patio area overlooking a delightful 'wildlife' pond which enjoys a

pleasant outlook over adjoining orchards/farmland to the side.

Abutting the rear of the property is a part brick paved patio area with pedestrian gate through to the lane which offers a private space for outside dining/entertaining, a brick paved pathway leads through to a large gravelled driveway which is accessed via a five bar gate which provides off road parking/turning space for a number of cars. To one side is a further area of lawn with two large greenhouses.

Detached Workshop

18'6 x 9'10 (5.64m x 3.00m)

With entrance door to the front, windows to rear and side elevations, fitted workbench, light and power connected.

Detached Garden Store/Shed

11'5 x 9'2 (3.48m x 2.79m)

With entrance door to the front, windows to both side elevations, fitted workbench, light and power connected.

Agents Note

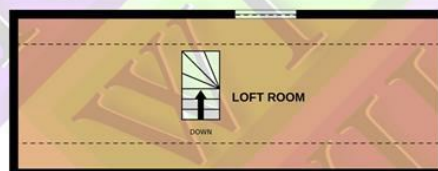
Council Tax Band: F

Please note the property is on private drainage (System installed 2023)

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.

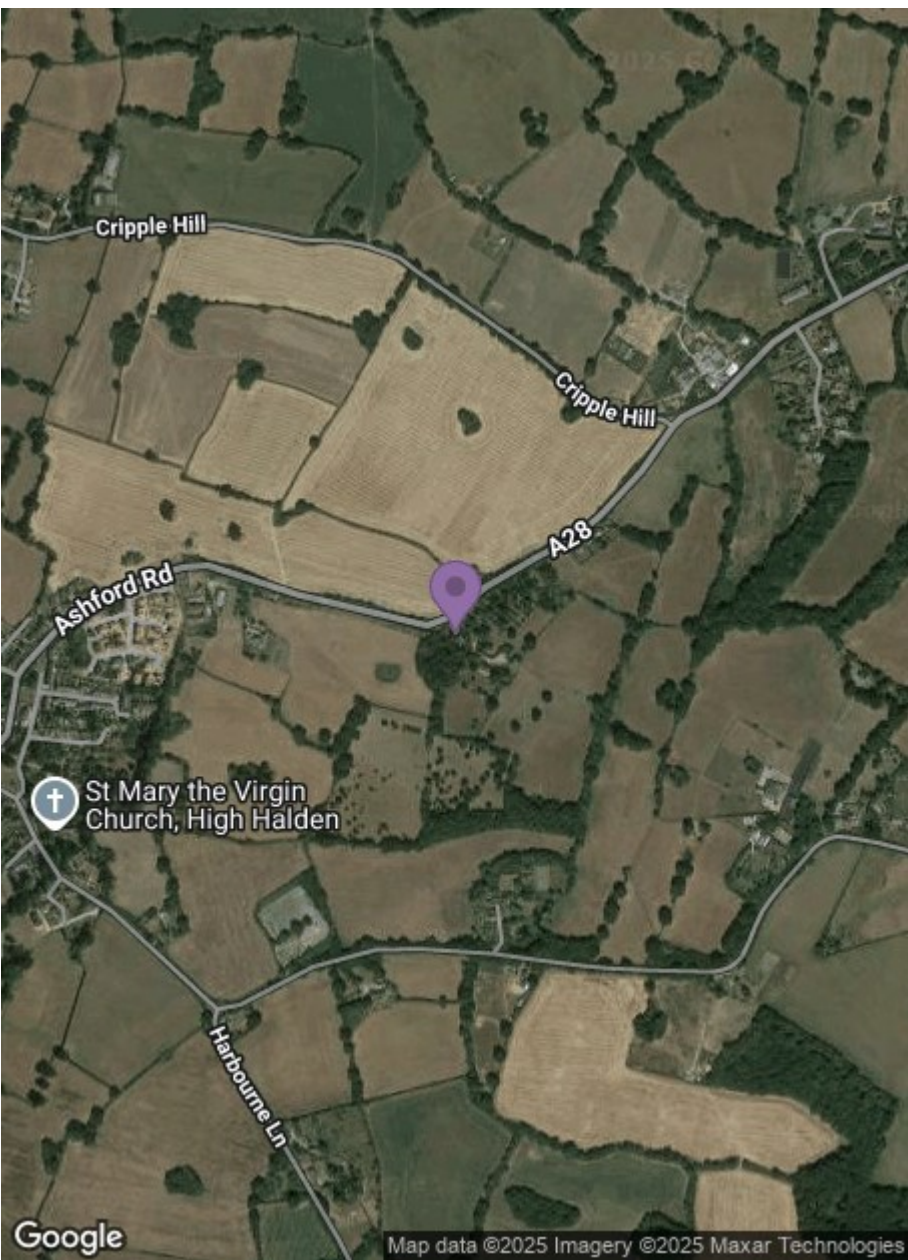
Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and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





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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