

**RUSH  
WITT &  
WILSON**



**27 Hookstead, High Halden, Kent TN26 3NF**  
**Guide Price £650,000**

Rush Witt & Wilson are pleased to offer this most impressive extended detached family home occupying a sought-after cul-de-sac location tucked off a popular rural lane on the outskirts of High Halden and enjoying fantastic rural views over adjoining farmland to one side.

The well-presented and generously proportioned accommodation is arranged over two floors and comprises of a spacious entrance hallway, cloakroom, impressive 23'6 x 13'7 kitchen/breakfast room with direct access to the garden, dining room and a triple aspect 19'9 x 15'4 living room on the ground floor. On the first floor are five bedrooms, two with en-suite facilities as well as the family bathroom. Outside the property occupies a generous corner plot with a brick paved driveway providing off road parking for several vehicles, an integral single garage and good sized gardens to the rear and side, the latter of which enjoys a pleasant views over adjoining farmland.

An internal inspection of this substantial family home is highly recommended, for further information and to arrange your viewing please call our Tenterden office on 01580 762927.



### **Entrance Hallway**

With entrance door to the front elevation, stairs rising to the first floor with fitted storage cupboard beneath, two radiators, fitted coat cupboard, window to the side elevation and connecting doors to:

### **Cloakroom**

Fitted with a white suite comprising low level W.C, wall mounted wash-hand basin with tiled splash-back and stainless steel heated towel rail.

### **Dining Room**

13'10 x 11'9 (4.22m x 3.58m)

Accessed via multi-panelled glazed double doors off the entrance hallway with box bay window to the front elevation and radiator.

### **Living Room**

19'9 x 15'4 (6.02m x 4.67m)

Being triple aspect with windows to the front and side elevations and glazed double doors to the rear allowing access through to the garden, ornamental fireplace with inset gas fire and two radiators.

### **Kitchen/Breakfast Room**

23'6 x 13'7 (7.16m x 4.14m)

This impressive room is extensively fitted with a range of cream traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing wood effect work surface with tiled splash-backs, inset 1.5 bowl stainless steel sink/drain unit, 7 burner gas belling range cooker with stainless steel extractor canopy above, integrated dishwasher, space and point for free-standing American style fridge/freezer, fitted wine rack, space and table and chairs, tiled flooring, two radiators, multi-panelled glazed double doors off the entrance hallway, two windows to the rear elevation and glazed double doors allowing access through to the garden. Door to:

### **Utility Room**

8'1 x 7'2 (2.46m x 2.18m)

Fitted with a range of cream traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing wood effect work surface with tiled splash-backs and inset stainless steel sink/drain unit, space and plumbing for washing machine, space and point for tumble dryer, wall mounted gas fired boiler, tiled flooring, part glazed

door to the rear elevation allowing access to the garden and door through to the integral single garage.

### **First Floor**

#### **Landing**

With stairs rising from the entrance hallway, fitted part shelved airing cupboard housing insulated hot water tank, access to loft space and doors to:

#### **Master Bedroom**

15'5 max x 11'3 (4.70m max x 3.43m)

With window to the side elevation enjoying views over adjoining farmland to the side, radiator and door to:

#### **En-Suite Shower Room**

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, large tiled shower cubicle with sliding door, stainless steel heated towel rail, part tiled walls, tiled flooring and obscured glazed window to the rear elevation.

#### **Bedroom 2**

16'3 x 9'4 (4.95m x 2.84m)

Being double aspect with windows to the front and rear elevations, radiator and door to:

#### **En-Suite Bathroom**

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, panelled bath with hand held shower attachment, stainless steel heated towel rail, part tiled walls, tiled flooring and obscured glazed window to the rear elevation.

#### **Bedroom 3**

15'4 x 11'3 (4.67m x 3.43m)

Being double aspect with windows to the front and side elevations, the latter enjoying views over adjoining farmland to the side, radiator.

#### **Bedroom 4**

11'1 x 9'5 (3.38m x 2.87m)

With window to the front elevation and radiator.

#### **Bedroom 5**

9'7 x 6'4 (2.92m x 1.93m)

Currently being utilized as a home office with window to the front elevation, fitted storage cupboard and radiator.

### **Family Bathroom**

Fitted with a white suite comprising low level W.C, vanity unit with inset wash-hand basin and fitted storage beneath, 'P' shaped panelled bath with shower over and fitted screen, stainless steel heated towel rail, part tiled walls, tiled flooring and obscured glazed window to the rear elevation.

### **Outside**

#### **Gardens**

To the front a brick paved driveway provides off road parking/turning space for several vehicles as well as access to the integral single garage, bordered on one side with an established bed planted with a mixture of mature shrubs and gated access leading to:

Occupying a corner plot the property offers generous lawned gardens to the rear and side, the latter backing through to and enjoying pleasant views open farmland, there are a selection of established beds planted with a mixture of mature shrubs, roses, seasonal flowers an trees, a large paved patio area accessed from the living room and kitchen/breakfast room offers a perfect space for outside dining and entertaining, there are also two useful timber garden stores, one with light and power connected.

#### **Integral Single Garage**

16'2 x 9'5 (4.93m x 2.87m)

With up and over door to the front elevation, door through to the utility room, light and power connected.

#### **Agent Note**

Council Tax Band: F

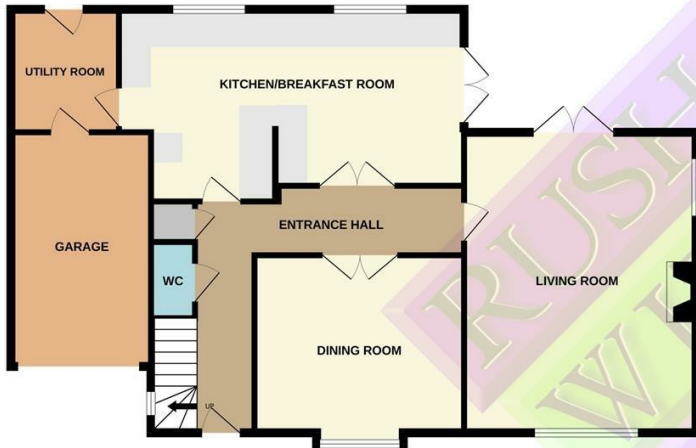
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Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance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



GROUND FLOOR

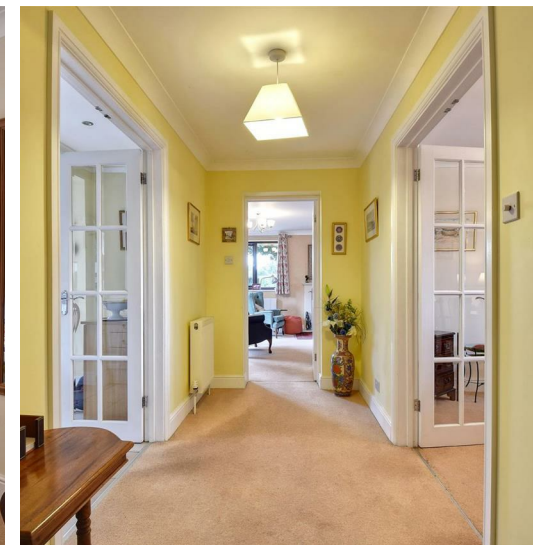
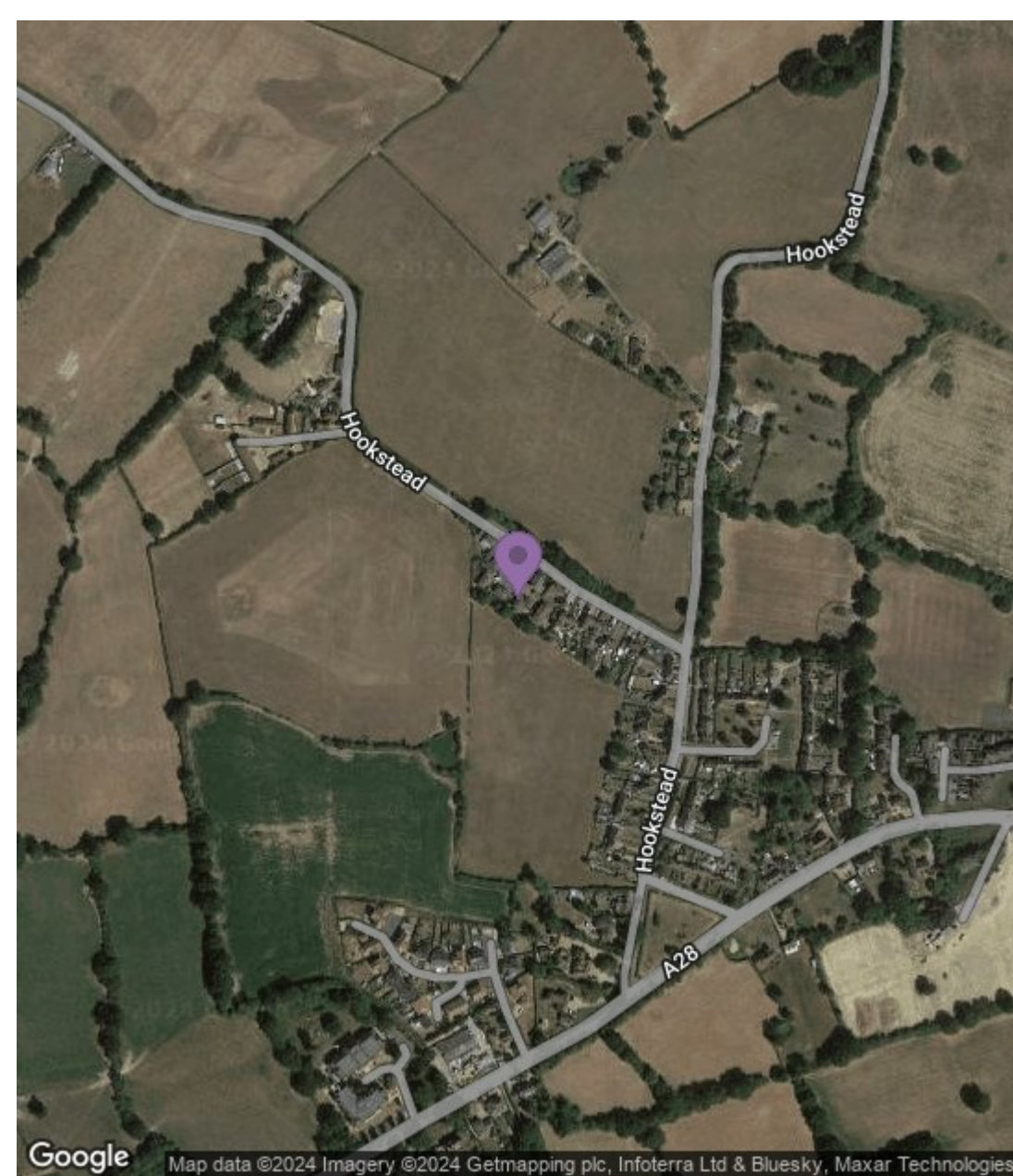
1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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