





# Mostyn Lodge, Ashford Road, High Halden, Kent, TN26 3LY

## £785,000



Detached extended four-bedroom family home boasting three reception rooms and a stunning modern kitchen/breakfast room overlooking the private well-established garden, located in the popular village of High Halden and within walking distance to the local amenities and primary school.

The accommodation offers an attractive entrance hall with parquet flooring and stairs to first floor and leads to a reception room with window overlooking the garden and further doorway leading to the former garage which has been converted and is now used as a study.

The hall also leads to a spacious sitting room with parquet floor, feature fireplace and striking bay window offering views over the garden, and on to the stunning kitchen/dining room fitted with a range of modern high gloss wall and base units, integrated double oven, dishwasher and induction hob with extractor above. The dining and family area both feature French doors with glazed panels allowing unspoilt views over the garden and the utility room provides co-ordinating wall and base units offering useful storage with space for appliances.

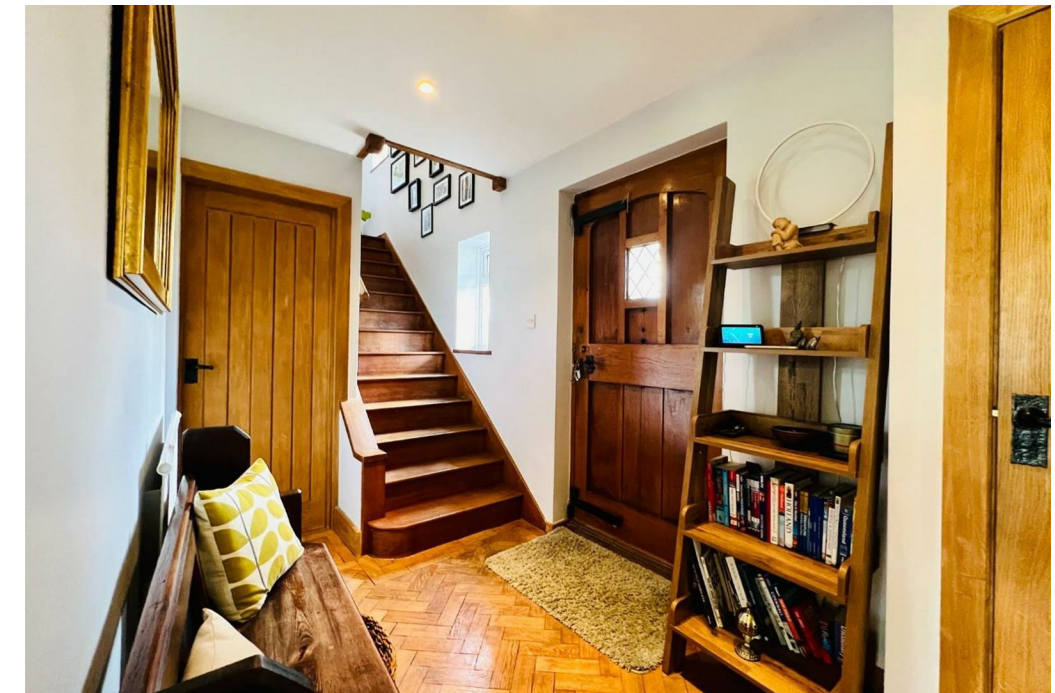
Stairs lead up to the first floor and on to the master bedroom with fitted wardrobes and drawers and a fully tiled en-suite shower room, three further bedrooms and a stylish family bathroom with suite comprising of bath, walk-in shower, sink with vanity storage and WC with concealed cistern. Externally, the rear garden is a particular feature of the home. The attractive patio area provides the perfect space to entertain or simply enjoy the surroundings, mainly laid to lawn with a selection of mature trees and shrubs.

To the front the property is set back from the road and bordered by established hedgerow and mature trees. The generous driveway provides ample off-road parking and access to a covered carport.

The property is situated in the popular village of High Halden and offers a variety of local amenities including a well-stocked village store, primary school and popular public house, The Chequers on the Green. The historic town of Tenterden is just a 10-minute drive with its busy High Street shops, supermarkets and leisure centre, whilst a short drive brings you to the beautiful Kent coastal area that includes Rye and Camber Sands.

The surrounding area is well known for its excellent range of schools both in the state and independent sectors including grammar schools for boys and girls. Mainline rail services are available at Headcorn and Ashford including 37-minute High Speed trains into London.

Tenure - Freehold  
Services – Mains Water, Sewerage, and Electricity and Gas.  
Broadband – Average Broadband Speed 17mb – 58mb  
Mobile Phone Coverage – Okay – Good  
Flood Risk – Very Low

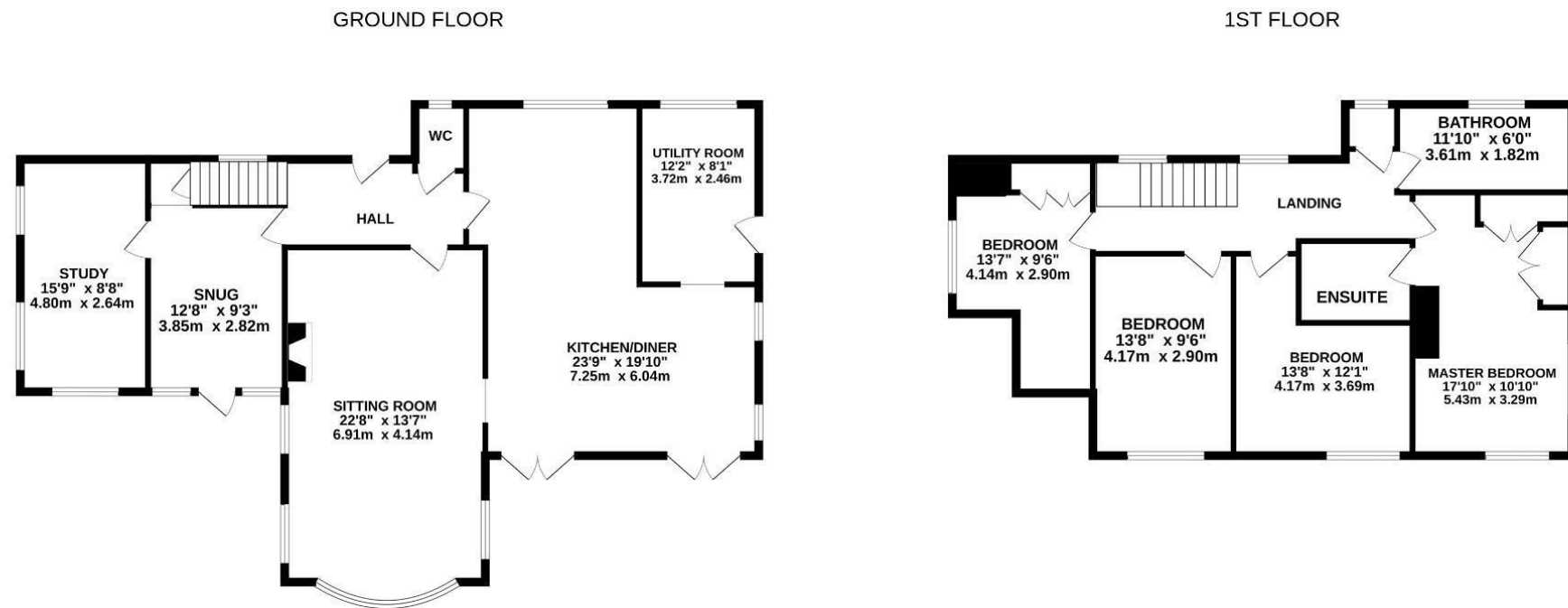








Tenure: Freehold  
Council Tax Band: G



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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- EXTENDED FOUR BEDROOM DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- MODERN KITCHEN/DINER WITH UTILITY ROOM
- LARGE DRIVEWAY
- MASTER BEDROOM WITH ENSUITE
- GENEROUS AND WELL ESTABLISHED PRIVATE GARDEN
- POPULAR VILLAGE LOCATION
- WALKING DISTANCE TO LOCAL AMENITIES AND PRIMARY SCHOOL
- EPC RATING TBC
- COUNCIL TAX BAND G

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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