



HUNTERS[®]
HERE TO GET *you* THERE

Warm Oak Ashford Road, High Halden, TN26 3BP

Offers In Excess Of £600,000

Deceptively spacious four-bedroom detached family home with en-suite shower rooms to every bedroom and offering flexible accommodation to suit every family's needs, situated on the outskirts of the popular Weald Town of Tenterden.

The well-presented ground floor living space offers a modern kitchen/dining room fitted with a range of wall and base units with integrated oven, ceramic hob, microwave oven, dishwasher and fridge/freezer with access to the utility room. There is an impressive master bedroom with fitted wardrobes and en-suite bathroom with separate shower cubicle. In addition, there are two further double bedrooms, both having fitted wardrobes, wooden floors and en-suite shower rooms.

The first floor offers a large sitting room with brick chimney breast and wooden floors and offers access to the study. There is also a double bedroom with fitted wardrobes, wooden floors, eaves storage and en-suite shower room.

Externally the property is approached via a gravelled driveway offering ample parking and leading to a single integral garage. In addition to the single garage there is a further large timber detached garage with power and light. The southerly aspect rear garden is mainly laid to lawn garden with a variety of mature flower and shrub borders, summer house, patio area and side access with timber shed.

Services - Mains water, gas, electricity and sewerage

Heating - Gas central heating

Broadband -

Mobile Phone coverage -

Flood Risk - Very Low

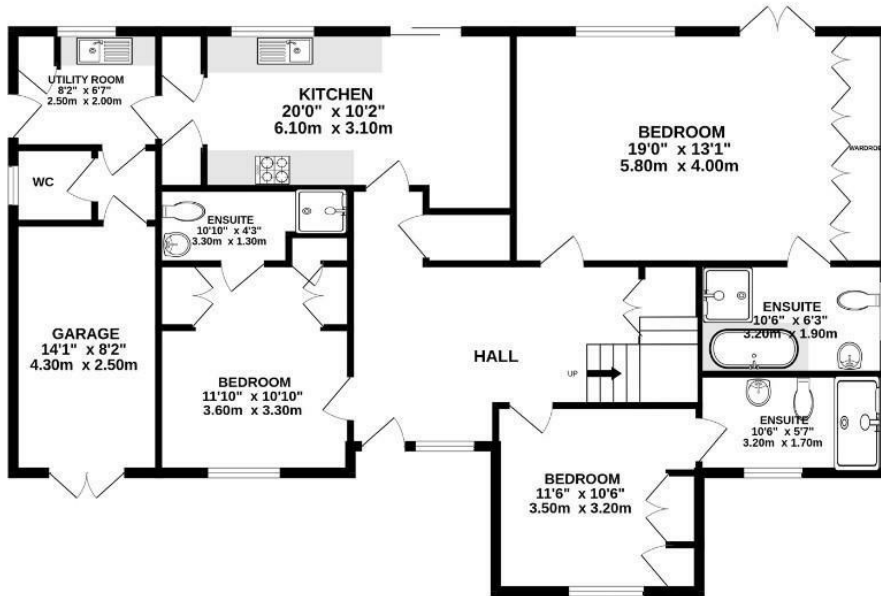
The property is situated on the edge of the popular village of High Halden and offers a variety of local amenities including a well-stocked village store, primary school and popular public house, The Chequers on the Green. The historic town of Tenterden is just a 10-minute drive with its busy High Street 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.

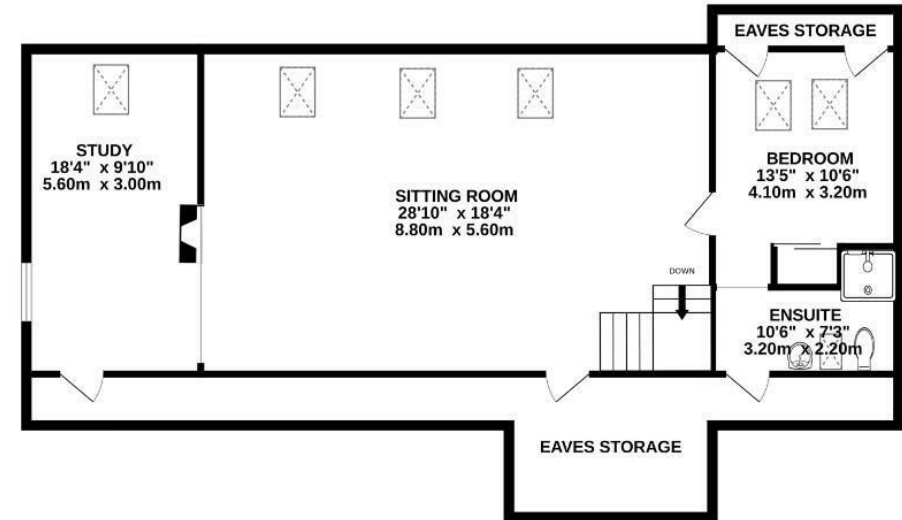
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GROUND FLOOR



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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- **FOUR BEDROOM DETACHED FAMILY HOME**
- **FLEXIBLE LIVING ACCOMMODATION**
- **KITCHEN/DINING ROOM**
- **CLOAKROOM AND UTILITY ROOM**
- **DETACHED TIMBER GARAGE AND INTEGRATED SINGLE GARAGE**

- **EN-SUITES TO EVERY BEDROOM**
- **TWO RECEPTION ROOMS**
- **IMPRESSIVE MASTER BEDROOM**
- **ENCLOSED REAR GARDEN**
- **DRIVEWAY WITH AMPLE PARKING**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		76	85
England & Wales		EU Directive 2002/91/EC	

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









