





# 4 Little Robhurst, High Halden, TN26 3NG GUIDE PRICE £700,000 - £735,000



GUIDE PRICE £700,000 - £735,000. Extended detached four-bedroom family home with double garage, four reception rooms, stunning kitchen/dining room, and large garden with rural outlook, located in the popular village of High Halden and walking distance to the local amenities and primary school.

The accommodation offers an entrance hall with stairs to first floor and doorways leading to a cloakroom with WC and access into the integral garage and on to the cleverly added utility room. Further doorways lead on to the kitchen/dining room, sitting room with feature log burner and bay window overlooking the front, a further reception room leading through to the dining area and a bright double aspect family room overlooking the rear garden.

The stunning kitchen features underfloor heating and is fitted with a range of modern shaker style wall and base units with quartz surfaces and includes integrated fridge freezer, dishwasher, double oven and induction hob with extractor above. The sink is mounted on a peninsula that divides the kitchen and the triple aspect dining area, featuring bifold and sliding doors leading out to tiered deck making this a superb entertaining space.

Stairs lead up to the first floor and on to four bedrooms, all with built in storage, including the master bedroom en-suite shower room and fully tiled family shower room.

Externally, the rear garden is a particular feature of the home. The original title has been extended so offers a larger than usual plot with superb views over the countryside beyond. Bordered with timber fencing and mature hedging, the garden also features an array of established plants and shrubs and an attractive covered arbour set on a paved base. There is a drop kerb to the side/rear of the property providing scope for further off road parking and access into the rear garden.

To the front, the property features a bloc paved driveway providing off-road parking for two vehicles and leads to the double garage which houses an electric vehicle charging point. A small lawned area sits adjacent with planted borders and a side gate offers access to the rear garden.

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.

## ONWARD CHAIN COMPLETE

Tenure - Freehold

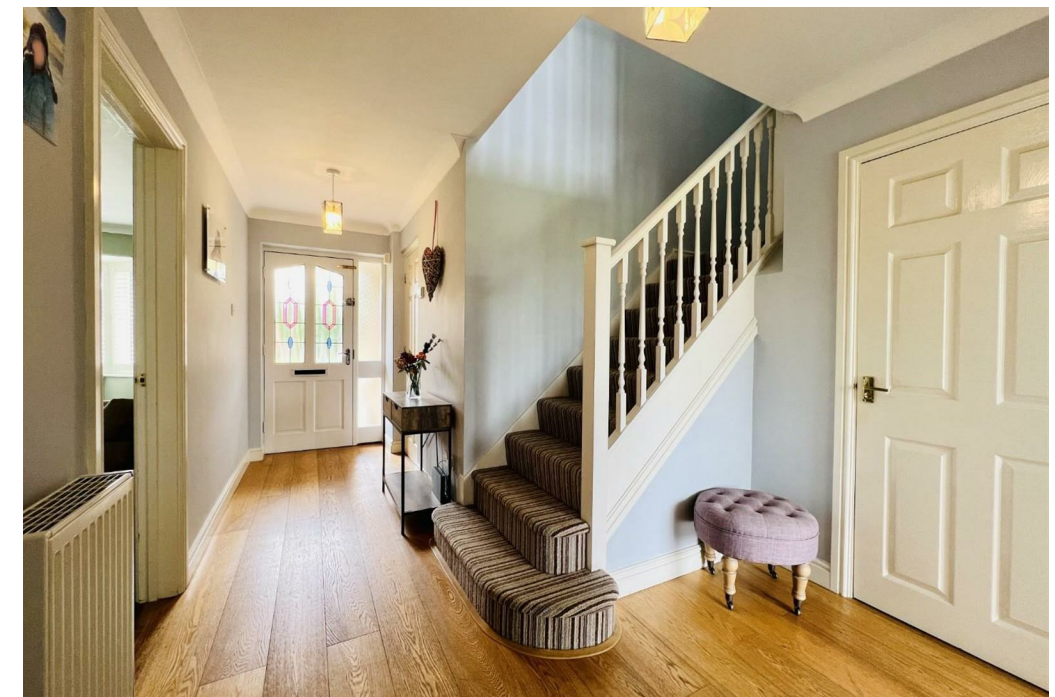
Services - Mains Water, Sewerage, Gas and Electricity

Broadband - Average Broadband Speed 17mb - 80mb

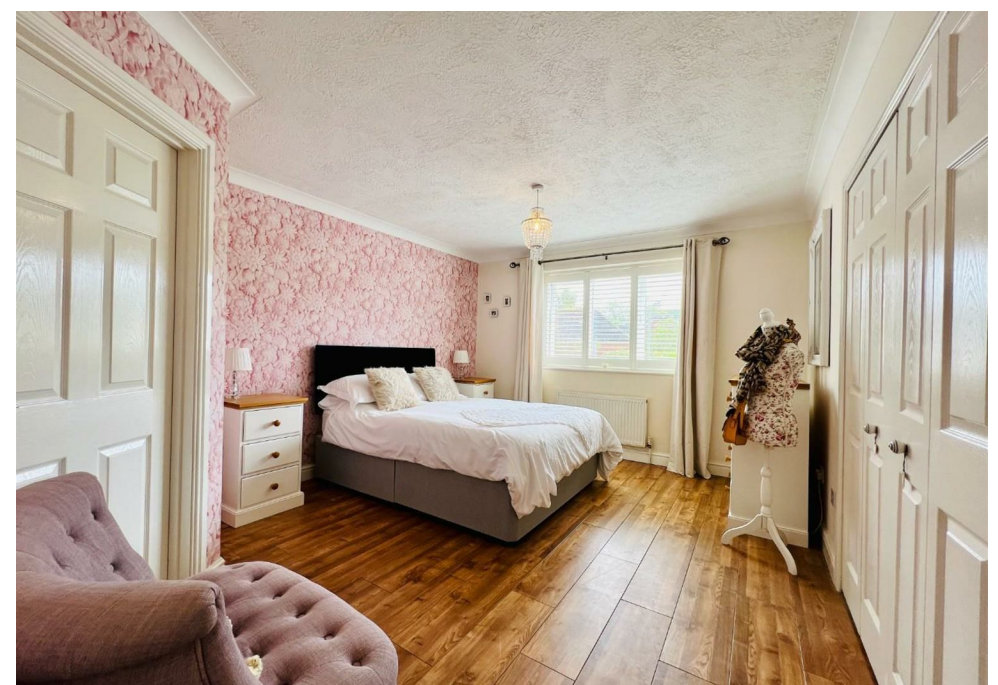
Mobile Phone Coverage - Okay - Good

Flood Risk - Very Low

EPC - TBC

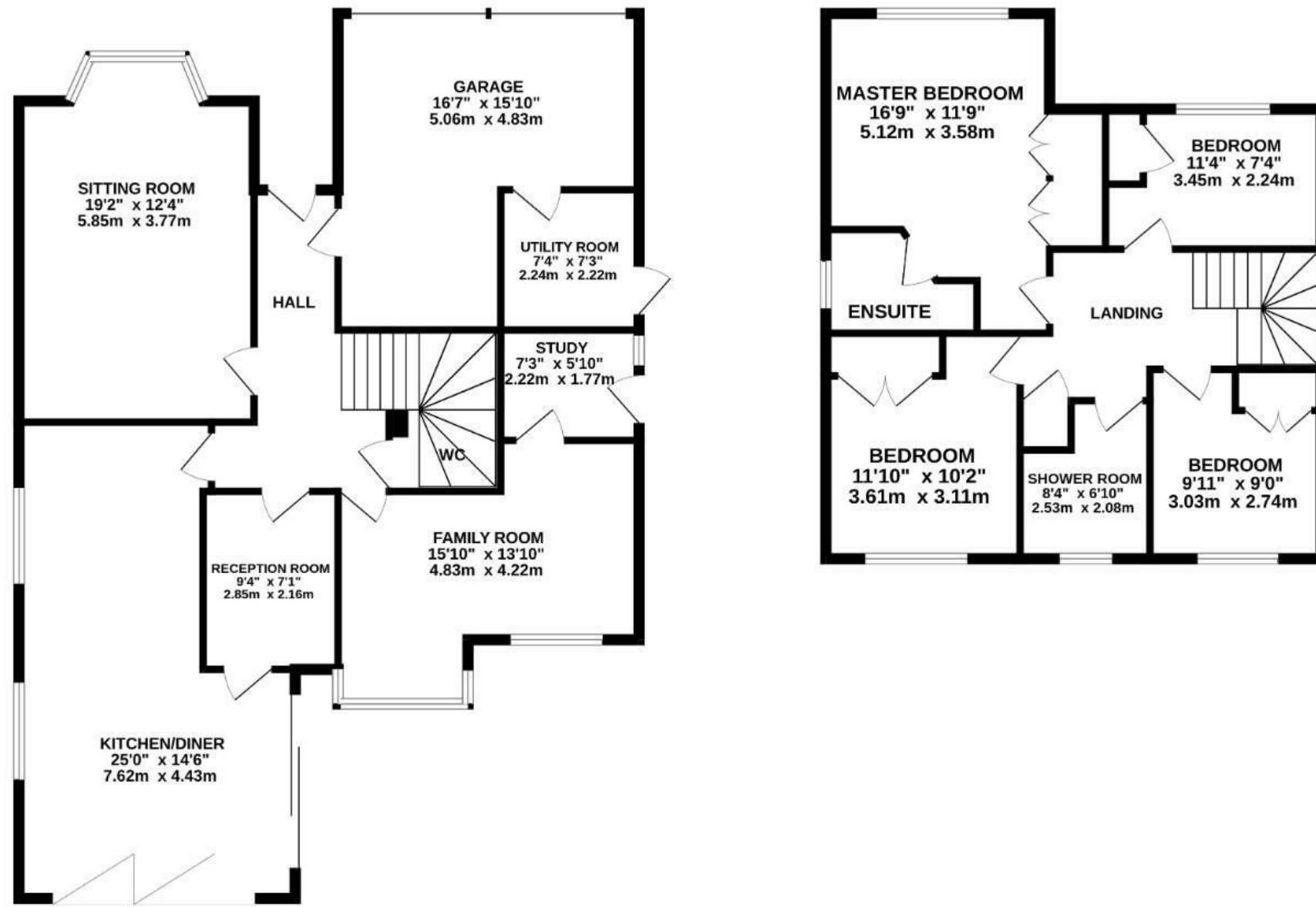








Tenure: Freehold  
Council Tax Band: F



TOTAL FLOOR AREA : 1886 sq.ft. (175.2 sq.m.) approx.  
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
- LARGE REAR GARDEN WITH RURAL OUTLOOK
- STUNNING KITCHEN/DINING ROOM
- FOUR RECEPTION ROOMS
- DOUBLE GARAGE AND DRIVEWAY
- MASTER BEDROOM WITH ENSUITE
- POPULAR VILLAGE LOCATION WALKING DISTANCE TO LOCAL AMENITIES AND PRIMARY SCHOOL
- ONWARD CHAIN COMPLETE

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		
	51	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.