



'Our Focus Determines Your Reality'



Harris Lane
High Halden
Kent
TN26 3HN



Entrance Hall * Sitting Room * Dining Room * Study * Office
Kitchen/Breakfast/Family Room * Utility Room * Cloakroom

Principal Bedroom * Three Further Double Bedrooms
Family Bath/Shower Room * Family Shower Room

Garden and Grounds Approx 3.75 Acres * Garaging
Stabling * Entertainment Barn



SUBSTANTIAL DETACHED FAMILY HOME

Sitting in approximately 3.75 acres of mature, well-stocked garden, this attractive well-presented family home is set back from a country lane location on the rural outskirts of High Halden.

The substantial, versatile accommodation consists of an entrance hall, a double aspect sitting room with expansive bay and doors opening to the terrace, a double aspect dining room with bay window overlooking the garden, a study/reading room, office and cloakroom; also on the ground floor is a utility room with door to outside and a recently extended kitchen, now providing a spacious kitchen/breakfast/family room once again with access to the terrace.

On the first floor, the landing provides a floor to ceiling window and somewhere to watch the world go by. There is a triple aspect principal bedroom with built-in storage and adjoining bath/shower room which with the addition of a partition wall could create a principal bedroom suite. In addition, there are a further three double bedrooms and a family shower room.

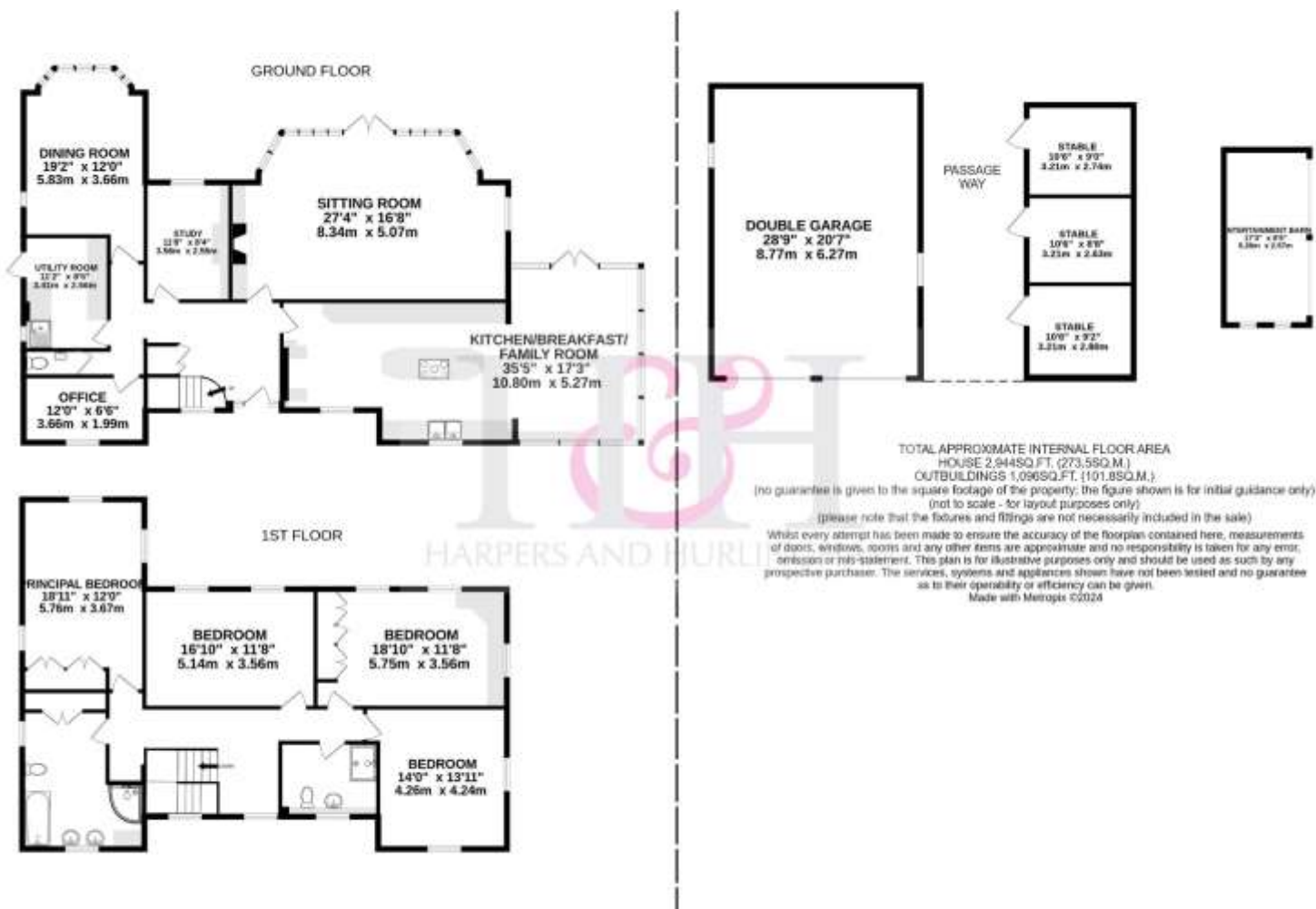


Sitting in approximately 3.75 acres of mature garden with well-stocked flower and shrub beds, mature manicured hedging both bordering and interspersed within the garden, a variety of trees also add to the border and create sheltered areas providing shade from which to enjoy the garden. Whilst a pond attracts a variety of local wildlife. An extensive paved terrace combined with an entertainment barn are ideal for an al fresco lifestyle.

The property enjoys two gated entrances, with a sweeping driveway leading to the double garage and triple stable block and providing ample parking.

Whilst located on a country lane, local amenities are within easy access, as are the main road and rail networks.





HIGH HALDEN

This elegant property is situated in the village of High Halden where there is a village shop, a public house, a church and a well-regarded primary school.

The popular tree lined town of Tenterden is approx. three miles away and has a wealth of shops and amenities serving all day-to-day requirements. Ashford and Tunbridge Wells offer a more comprehensive range of shopping and restaurants.

SCHOOLS AND CONNECTIONS

As well as the village school, the area is particularly renowned for its excellent independent, grammar and state schools catering for all age groups in the private and public sectors.

Communications in this area are excellent. Headcorn is approx. 8 miles and has a mainline station with regular trains to Charing Cross and Cannon Street taking about 65 minutes. The fast link train from Ashford (approx. 10 miles) to London takes approx. 35 minutes. The M20 motorway with links to the M25 is accessed from Ashford.









SERVICES

Mains electricity and water. Oil fired central heating, electric underfloor heating. Cess pit drainage. Broadband supplied by fibre optic cable.

Ashford Borough Council - Council Tax Band G

EPC Rating: D

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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