



**Guide Price**  
**£725,000**

**Freehold**

4x  1x  2x 

**High Halden, Ashford,  
Kent, TN26**

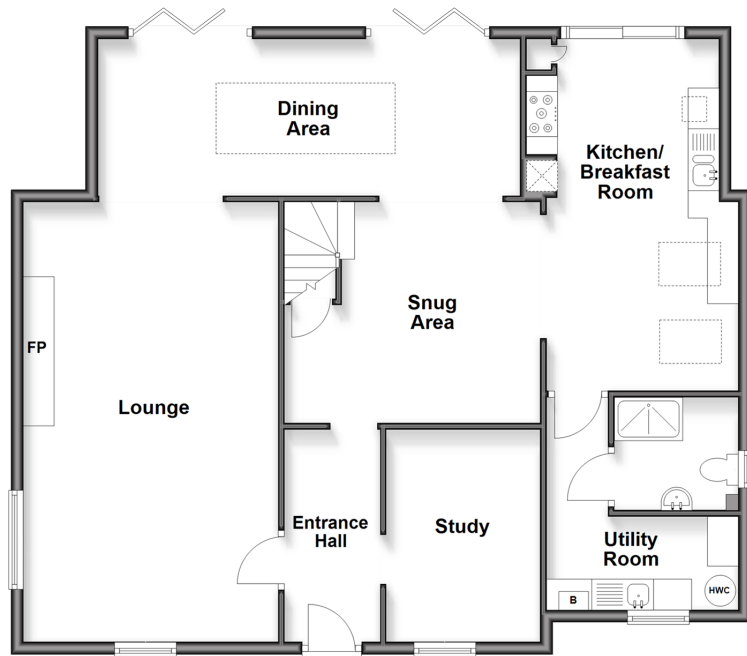
**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards

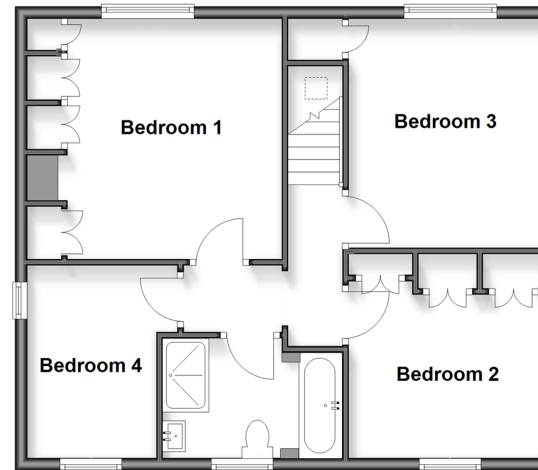
## Ground Floor

Approx. 107.2 sq. metres (1154.2 sq. feet)



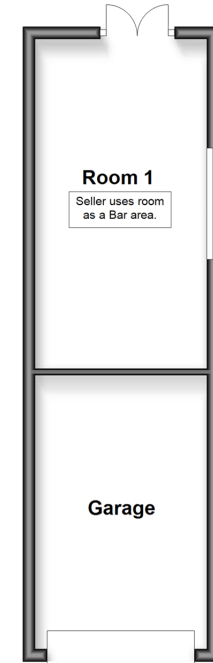
## First Floor

Approx. 59.7 sq. metres (642.5 sq. feet)



## Outbuilding

Approx. 27.4 sq. metres (295.4 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Study: 11'9 x 7'5 (3.58m x 2.26m)

Snug Area: 13'6 x 11'11 (4.12m x 3.63m)

Kitchen/Breakfast Room: 19'6 x 10'4 (5.95m x 3.15m)

Utility Room: (L-shaped) 10'3 x 5'3 (3.13m x 1.60m) plus 6'1 x 3'5 (1.86m x 1.04m)

Shower Room

Dining Area: 22'4 x 8'4 (6.81m x 2.54m)

Lounge: 23'3 x 13'6 (7.09m x 4.12m)

### FIRST FLOOR

Landing

Bedroom 2: 12'2 x 10'8 (3.71m x 3.25m)

Bedroom 1: 10'7 x 10'6 (3.23m x 3.20m)

Bathroom

Bedroom 3: 11'1 x 7'7 (3.38m x 2.31m)

Bedroom 4: 12'8 x 12'4 (3.86m x 3.76m)

### OUT BUILDING

Garage/Storage

Bar: 17'8 x 9'1 (5.39m x 2.77m)

### OUTSIDE

Front Garden

Driveway

Rear Garden



## Main features

- Beautiful aspect across fields to the rear
- Tastefully improved and modernised yet with lots of character
- Flexible layout with bathrooms on both floors
- Generous garden with bar/family room
- Garage and parking



### Nearest Schools

Primary Schools: High Halden Primary 0.8 miles, St Michael's Primary (Tenterden) 1.3 miles, Tenterden C of E Junior School 2.8 miles, Secondary & Further Education Schools: Homewood School and Sixth Form Centre 2.1 miles, Benenden School 6.8 miles, Goldwyn Community



### Transport Information

Train Stations: Pluckley 4.4 miles, Headcorn 5.5 miles, Appledore 6.8 miles, Ashford International 9.9 miles



### Address

High Halden, Ashford, Kent, TN26



### Directions

For directions to this property please contact us.



Call Tenterden Branch 01580 766002 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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