



4 Woodgates Close, High Halden, Kent TN26 3NL

4 Woodgates Close, High Halden, Kent TN26 3NL

Guide Price : £625,000

Stylish detached 4 double bedroom home in a private cul-de-sac, with stunning vaulted open plan living space, driveway parking for 2 cars, useful bike store and a good sized, manageable rear garden.

Tucked away towards the end of a cul-de-sac in this sought after village, this beautifully presented detached home is the kind of house that makes family life feel effortlessly easy. Stylish, spacious and thoughtfully designed, it offers just under 1,800 sq ft of accommodation, with four genuine double bedrooms and a wonderful sense of light and space.

The real heart of the home is the spectacular rear extension. With its vaulted ceiling and extensive glazing, it has transformed this part of the house into a sociable open plan living space - the sort of room that naturally draws everyone together, whether it is the chaos of a busy family morning, children doing homework at the kitchen island or friends gathering for a long, relaxed evening. It is a space designed not simply to look beautiful, but to be lived in.

Throughout the house, the emphasis is on comfort, flexibility and easy modern living. The layout flows from one space to the next, creating a home that feels connected without compromising on quieter areas to retreat to. Everything has been finished with care and style, meaning that this is a house that can simply be moved into and enjoyed from day one.

Outside, the appeal continues. A private driveway provides parking for two cars, with a useful bike-style store adding practical storage, while the rear garden is generous enough to enjoy but manageable enough to avoid becoming a chore. Above all, this is a home that gets so many things right. A peaceful village setting, excellent family accommodation, a truly impressive living space and a finish that allows you to simply unpack and settle in – it is a house designed around the way modern families really live.

Situation: Set amidst the beautiful Kent countryside, High Halden is a well-established village having a fascinating history, reflected in its ancient church, which dates from the 10th to 14th centuries, and the traditional pub and restaurant, The Chequers on the Green, which has been a popular watering hole since around 1620. The village store also incorporates a newsagent and Post Office, while the village hall provides a focus for the many social groups, clubs and events. There is a good choice of sporting activities too, including football, cricket and short mat bowls. The surrounding countryside has miles of scenic walking routes and landscapes to explore. The town of Tenterden is just around four miles away, with its charming High Street, independent shops, cafés, restaurants and excellent range of everyday amenities. The area is particularly well served for education, with a wide selection of schools nearby, while the property falls within the catchment area for the sought after Ashford Grammar Schools and Ashford International station provides high-speed services to London St Pancras in about 37 minutes, while nearby Headcorn and Pluckley stations offer further convenient rail connections. It is an appealing combination of village life, beautiful countryside and excellent connections, with everything needed for modern family living within easy reach.

WarnerGray, 13 East Cross, Tenterden, Kent TN30 6AD

Tel.01580 766044 email: info@warnergray.co.uk



The front door opens into a welcoming entrance hall, where there is space for coats and shoes, while the warm tones of the engineered oak flooring immediately create a sense of comfort.

This flooring continues through to the spectacular open plan kitchen, dining and living space at the rear of the house, a truly impressive room and without doubt the heart of this lovely home. Designed with modern family life very much in mind, the space is wonderfully light and sociable. At its centre is a beautifully appointed Shaker-style kitchen, with a substantial island unit creating a natural division between the cooking area and the sitting and dining spaces beyond. Large glazed windows across the rear frame lovely views of the garden and mature trees beyond, flooding the room with natural light and creating a wonderful connection with the outside.

Bi-fold doors to the side can be opened wide onto the adjoining patio, allowing the kitchen and living space to flow effortlessly outside. In the warmer months, this creates a fabulous setting for entertaining, summer lunches and family gatherings, while throughout the year the extensive glazing ensures that the garden remains a constant presence within the home.

There are also two further generous reception rooms on the ground floor, providing excellent flexibility for family life. The spacious sitting room is a wonderfully inviting space, centred around a wood-burning stove and with French doors opening directly onto the garden. The second reception room is currently arranged as a study and snug, but could easily adapt to suit changing needs, perhaps as a home office, playroom, television room or quiet retreat.



Completing the ground floor is a useful cloakroom and a particularly generous utility cum boot room. This is an invaluable space for busy family life, providing ample room for coats, boots, sports equipment and all the everyday paraphernalia that comes with having a family home.

Upstairs, the house continues to impress with four double bedrooms, meaning there should be no arguments over who gets which room! The principal bedroom benefits from its own en-suite shower room, while the three remaining bedrooms are served by a well-appointed family bathroom.

Outside, the front of the property is approached over a driveway providing parking for two vehicles. The former garage has been thoughtfully converted into a useful bike-style store, ideal for keeping bicycles and outdoor equipment secure and neatly tucked away.

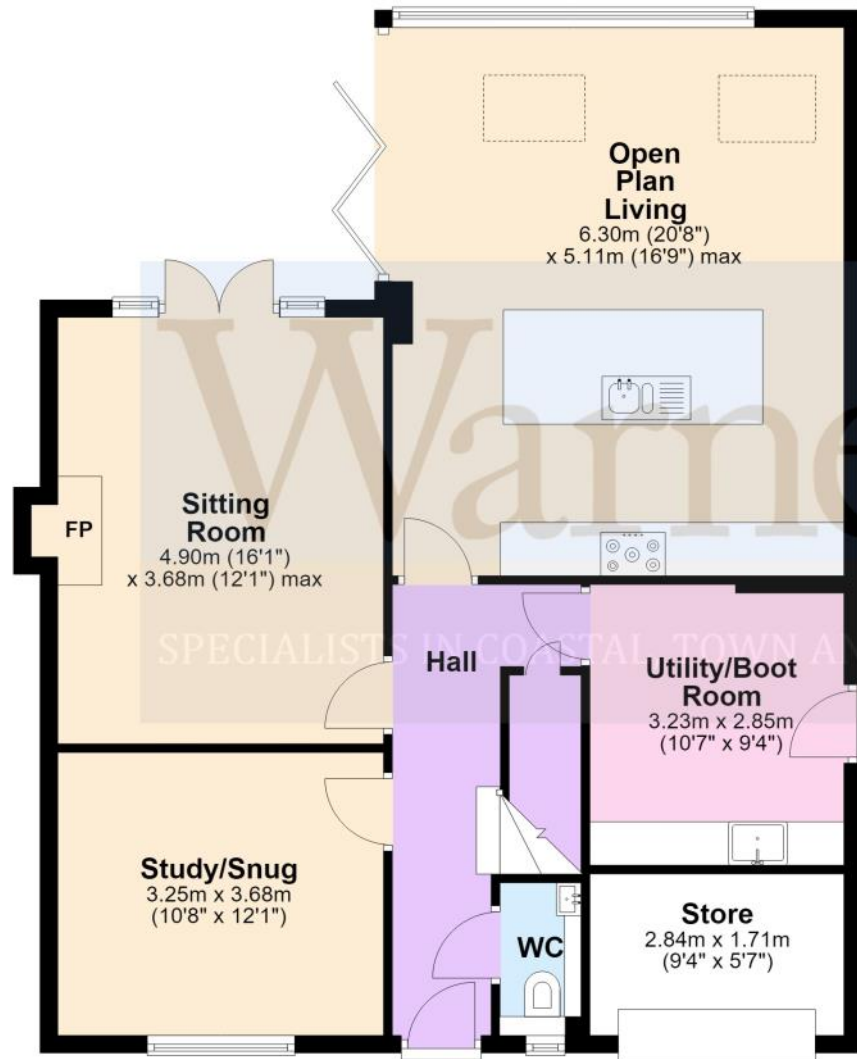
A gate to the side of the property leads through to the rear garden, which is a good size while remaining wonderfully manageable. The garden has been designed with family life and outdoor enjoyment in mind, with a patio adjoining the house and a lawned area suitable for kicking a ball around. There is also a useful area to the side of the house for bins and practical storage, together with a garden shed.

Services: Mains: water, electricity, gas and drainage. EPC Rating: C. Local Authority: Ashford Borough Council. Council Tax Band: F.
Location Finder: [what3words: ///teardrop.fended.pinch](#)



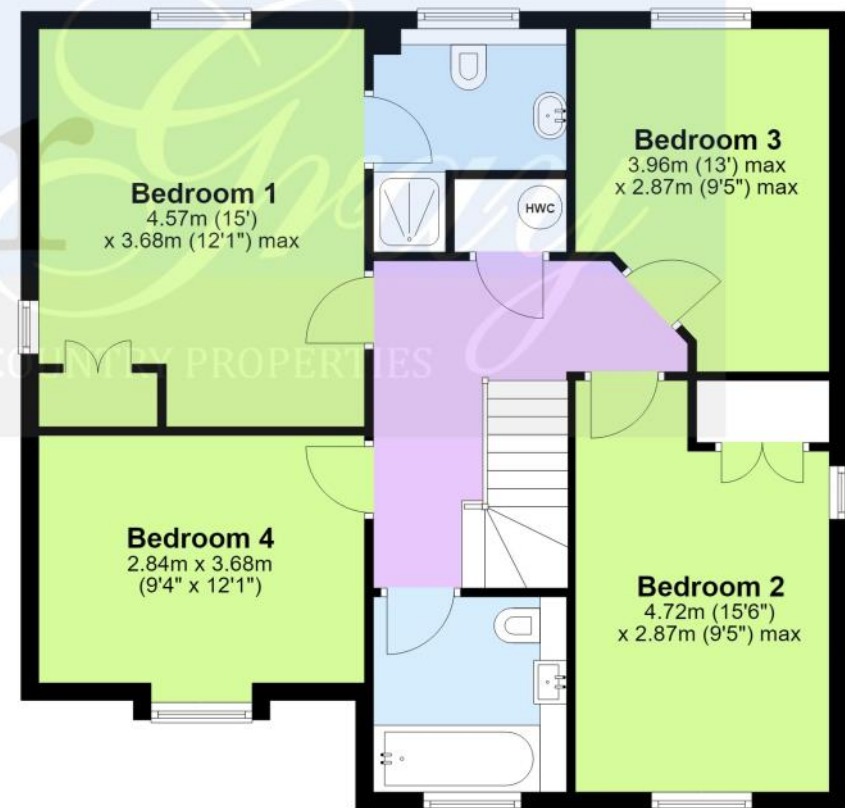
Ground Floor

Approx. 90.3 sq. metres (972.3 sq. feet)



First Floor

Approx. 74.0 sq. metres (796.7 sq. feet)



Total area: approx. 164.3 sq. metres (1769.0 sq. feet)

The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. All measurements are approximate. These particulars are produced in good faith but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



