



Lambert & Foster



3 RYELAND DRIVE

ASHFORD ROAD | HIGH HALDEN | KENT | TN26 3FL

SUPER ENERGY EFFICIENCY – EPC RATING A
SOLAR PANELS & AIR SOURCE HEATING

Set at the end of an extended shared private drive, enjoying views across neighbouring countryside, within a select development of only five new homes, is this stunning four bedroom end of mews home by Southern Elm Developments, providing approximately 1400 sq ft of beautifully presented family accommodation, arranged over two floors, including a balcony, solar panels and separate twin bay cart lodge, complemented by a rear garden with patio and lawn, enjoying unobstructed countryside views, all located on the periphery of the village.

Guide Price £595,000
FREEHOLD





3 RYELAND DRIVE

ASHFORD ROAD, HIGH HALDEN, KENT, TN26 3FL

*Approximately 1400 sq ft *10 year Build-Zone structural warranty *Underfloor heating to ground floor *Heating and hot water provided by an Air source heat pump and in-line solar panels to both roof elevations, low voltage LED downlights *Fibre optic broadband, Cat 6 cabling throughout with data socket in every room, security alarm *Four double bedrooms (three have fitted wardrobes) *Main bedroom with en-suite bathroom and balcony overlooking the stunning countryside *Family bathroom with bath and separate shower *Bathrooms have vanity units for storage, heated towel rails, mirror cabinets with lights and demist pad and separate shaver/toothbrush point *Sitting room with feature fireplace housing a wood burning stove *Kitchen/dining room, bespoke kitchen with island and Quartz worktops, Caple under counter wine cooler, Caple hood extractor, AEG integrated dishwasher, AEG integrated fridge/freezer, AEG induction hob, AEG single oven and combi microwave, separate utility room with sink and space for washing machine and tumble drier and door to rear garden, bi fold doors leading out to paved patio and side garden with unobstructed views over neighbouring countryside.



- Impressive energy efficient family house by Southern Elm Developments – EPC A
- Four bedrooms
- Principle bedroom with en suite shower room and balcony
- Kitchen/dining/sitting room with striking 3m high ceilings
- Utility room and cloakroom

- Unobstructed countryside views
- Twin bay cart lodge
- Air sourced heating and In-Line solar panels
- Build Zone 10 year warranty
- Tucked away location at end of an extended shared private drive

VIEWING: By appointment only.
Cranbrook Office: 01580 712888.

WHAT3WORDS: workouts.plenty.alley

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Private (shared) sewage treatment plant

Heating: Air source heat pump and In-line solar panels

LOCAL AUTHORITY: www.ashford.gov.uk

COUNCIL TAX: Band TBC **EPC:** A (95)

BROADBAND & MOBILE COVERAGE:

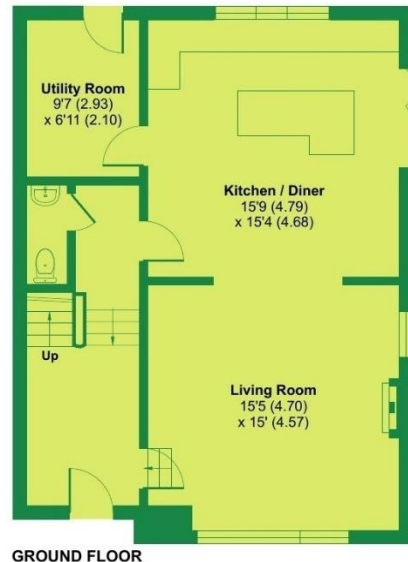
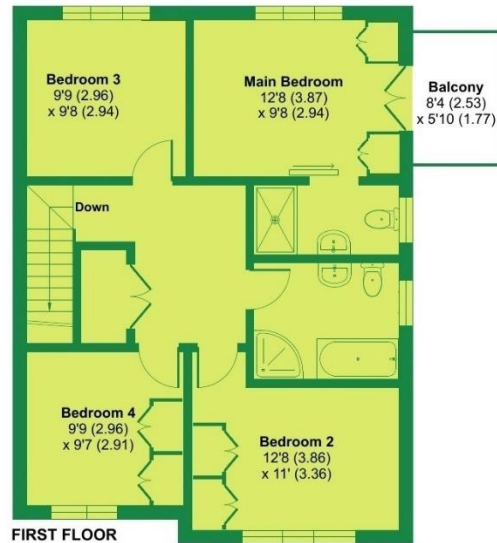
(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

3 Ryeland Drive, High Halden, Ashford, TN26

Approximate Area = 1392 sq ft / 129.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Lambert and Foster Ltd. REF: 1179148

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