



4 RYELAND DRIVE
ASHFORD ROAD, HIGH HALDEN, KENT TN26 3FL



**Lambert
& Foster**



4 RYELAND DRIVE, ASHFORD ROAD, HIGH HALDEN, KENT TN26 3FL

A stunning barn style, detached family home by Southern Elm Developments, providing approximately 2,723 sqft of well appointed, five double bedrooms (three en suite) accommodation, enjoying a southerly aspect to rear, overlooking fields and countryside, complemented by ample parking and a detached triple bay garage with office/studio above. Set to the rear of this prestigious development of just five new homes, set on the periphery of the village.

Energy Performance rated A, air source heat pump and in line solar.

GUIDE PRICE £1,200,000 FREEHOLD



SITUATION

Ryeland Drive is a prestigious development of just five new homes by private Kent developers Southern Elm Developments, comprising a mews of three homes and two individual detached 'executive' homes. Situated in a one off development adjoining fields and enjoying south facing countryside views on the periphery of the village. High Halden, noted for its village green, provides simple day-to-day amenities including The Chequers gastropub, village store, primary school, Grade 1 Listed St Marys Church and village hall. The market town of Ashford provides a comprehensive range of amenities including Designer Outlet shopping centre and international railway station. The Historic Cinque Port town of Tenterden, also provides a comprehensive range of amenities and is noted for its wide tree lined high street. Excellent educational facilities are available in the area in both the state and private sectors.



DIRECTIONS

From the centre of High Halden village, proceed west on the A28 in the direction of Tenterden. Proceed past Halden Heights Luxury Residential and Nursing home on the right, where upon the entrance to Ryeland Drive will be found shortly on the left-hand side. If you reach Moat farm on the right, you have travelled too far. Turn into the drive and proceed to the end of the gravel drive.



DESCRIPTION

- Approximately 2,723 sqft / 253 sqm of accommodation
- 10 year Buildzone structural warranty
- Composite weatherboarded elevations, set with double glazed windows and doors, beneath a pitched clay tiled roof
- Entrance hall with floor to ceiling height window and built in cloaks cupboard
- Triple aspect sitting room with fireplace housing wood burning stove and bi fold doors to sun terrace
- Study
- Triple aspect with bi fold doors to sun terrace, comprehensively fitted, open plan kitchen/breakfast area and dining/family room, breakfast bar, quartz worktops, integral appliances include Belling range style cooker, Belling extractor hood over, plumbed in American-style fridge/freezer and dishwasher, utility room with fitted washing machine, tumble dryer and Caple wine fridge
- Galleried first floor landing
- Five double bedrooms
- Main bedroom with fitted dressing room and an en suite shower room, guest bedroom with an en suite shower room and integral dressing room/nursery
- Family bathroom
- Energy Performance rating A, air source underfloor heating to all floors
- In line solar panels and low voltage LED down lights
- Fibre Optic broadband and Cat 6 cabling with data sockets, security alarm, porcelain tiles
- EPC: A (96)



GARDENS AND GROUNDS

4 Ryeland Drive is approached over an initially shared gravel driveway, across a block paved intersection, continuing onto a stone chipped drive providing parking together with a **DETACHED TRIPLE BAY GARAGE**: set beneath a pitched tiled roof, incorporating two enclosed bays with electric roller doors and one open bay. An external powder coated wrought iron staircase leads up to a **STUDIO/HOME OFFICE** carpeted with a separate cloakroom.

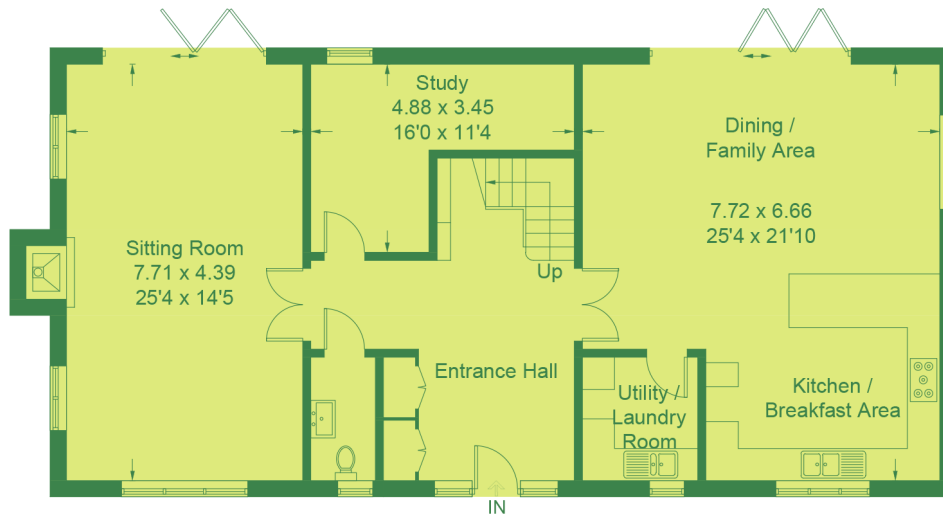
Porcelain tiled pathways lead round to an extensive porcelain tiled sun terrace with powder coated wrought iron open tread steps and lawn, part bordered by young hedging. All enjoying a southerly aspect with extensive views out across fields and countryside beyond.



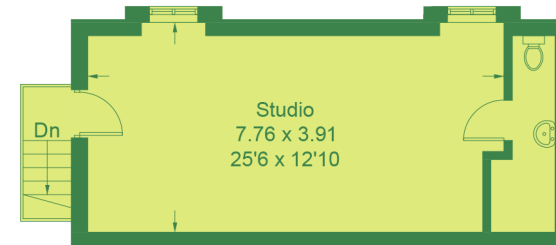
FLOOR PLANS



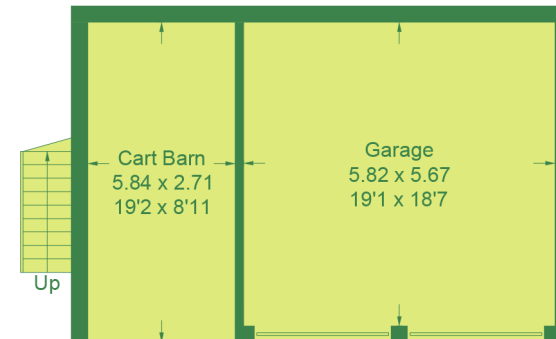
First Floor - 125.9 sq m / 1355 sq ft



Ground Floor - 127.1 sq m / 1368 sq ft



Studio - First Floor - 32.5 sq m / 350 sq ft



Garaging Ground Floor - 32.8 sq m / 353 sq ft

Approximate Gross Internal Area = 253.0 sq m / 2,723 sq ft

Garaging & Studio = 65.3 sq m / 703 sq ft

Total = 318.3 sq m / 3,426 sq ft

(Excluding Cart Barn)



VIEWINGS:

By appointment with Agent's Cranbrook office 01580 712 888
cranbrook@lambertandfoster.co.uk

SERVICES: Mains electricity and water. Air source heating under floor heating to all floors. Private drainage-private sewage treatment plant.

METHOD OF SALE: Private Treaty.

COUNCIL TAX: tbc

LOCAL AUTHORITY: Ashford Borough Council ashford.gov.uk

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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