



**Egerden Farm,
High Halden, Kent TN26 3JP**

Egerden Farm, Martins Lane, High Halden TN26 3JP

Price Guide : £875,000

An attractive detached period property (unlisted) full of character, featuring beams and timbers, traditional latch doors, and an inglenook fireplace, all contributing to its unique charm. The property also offers spacious living accommodation ideal for families and entertaining and provides potential improvement and modernisation.

Egerden Farm is situated along a country lane on the edge of the village standing in mature gardens, and benefits from driveway parking as well as a garaging.

The village of High Halden provides a range of local amenities, including a primary school, church, village hall, and a pub / restaurant. The nearby towns of Tenterden and Ashford offer a wider selection of shops and facilities, with Ashford also home to an international railway station providing high-speed links to London.

**Entrance Hall * Shower Room
Study * Drawing Room
Dining Room * Family Room
Kitchen / Breakfast Room,
First Floor Landing
Four Bedrooms
Bathroom
Large mature gardens
Ample driveway parking
Detached open-fronted Garaging**



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SITUATION Egerden Farm is set along a rural lane on the outskirts of the popular High Halden village which offers a range of day to day facilities including a local store, primary school, a bus service to the surrounding towns and villages as well as the popular Chequers public house / restaurant.

There is easy access to the historic town of Tenterden and the market town of Ashford. Tenterden offers a range of shopping facilities to include Tesco and Waitrose supermarkets, banks, public houses, restaurants and many national names. There is a good selection of schools both state and independent and a wide range of sporting facilities, to include many popular golf courses, a leisure centre at Tenterden and countryside walks. The area is well served for transport, Ashford offers trains to London St Pancras (about 40 minutes).

The front door opens to the very generous **Entrance Hall** and access to the **Utility / Shower Room** with shower cubicle, w.c. and wash basin and space for appliances. From the hall, there is also access to the **Study** with a window to the front.

The spacious **Kitchen / Breakfast Room** has a part vaulted ceiling with beams and timbers. Fitted with base units with wall units with ample space for appliances and room for a dining table and chairs. A door, with a step down leads to the impressive triple aspect **Drawing Room** with beamed ceiling and fine inglenook fireplace with bressumer beam.



A door leads to two further reception rooms, being the **Family Room and Dining Room** both with windows to the front.

A staircase from the Family Room leads to the **First Floor Landing** with doors to the **Master Bedroom** which is a lovely spacious bedroom with built in cupboards and views over the surrounding fields and countryside.

Bedroom Two is a double aspect room with views over the fields and a built in wardrobe cupboard.

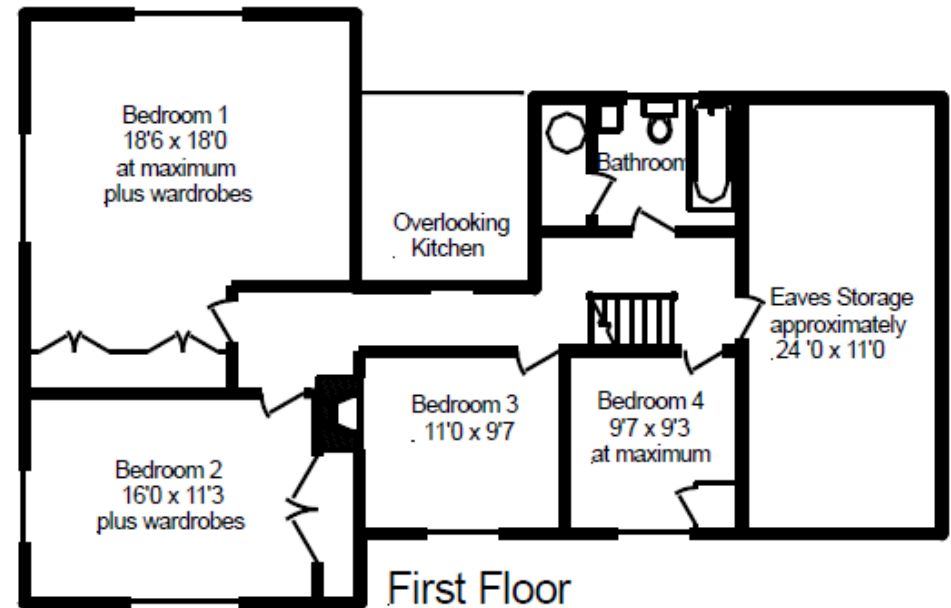
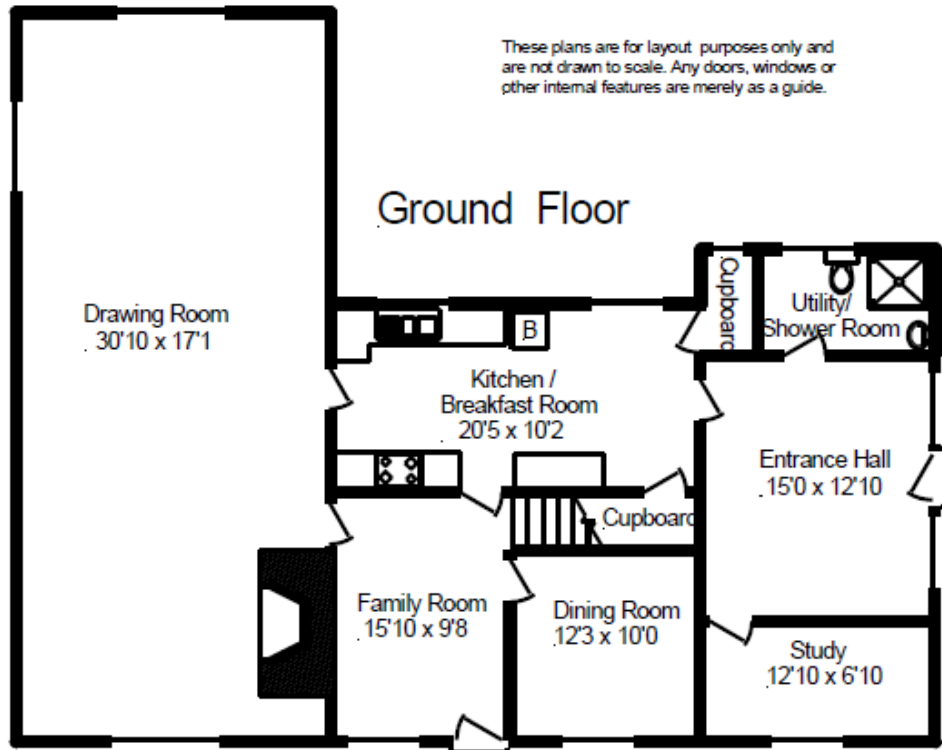
Both Bedrooms Three and Four have windows to the front and a **Family Bathroom** completes the first floor accommodation. There is a large Eaves storage room accessed from the landing.

Outside The property is approached through a five bar gate into the driveway where there is ample parking. There are large lawned gardens surrounding the property with well-established trees and shrubs and set behind mature hedging with an open cart-style **Garage and Workshop** and parking area for numerous vehicles.

EPC Rating : F Local Authority : Ashford Borough Council. Services : Mains water and electricity.



These plans are for layout purposes only and are not drawn to scale. Any doors, windows or other internal features are merely as a guide.



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Approximate Floor Area
2800 Square Feet

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