



Lambert & Foster



2 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 terraced mews home by Southern Elm Developments, providing approximately 1400 sq ft of beautifully presented family accommodation, arranged over two floors, including solar panels and twin bay cart lodge, complemented by a rear garden with patio and lawn, all located on the periphery of the village.

Guide Price £500,000
FREEHOLD





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*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 *Porcelain tiling to kitchen/dining room, hallway and cloakroom *Four double bedrooms (two have fitted wardrobes) *Main bedroom with en-suite bathroom *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 breakfast bar and Quartz worktops, Caple under counter wine cooler, integrated AEG washer/dryer, Caple angled hood extractor, AEG integrated dishwasher, AEG integrated fridge/freezer, AEG induction hob, AEG single oven and combi microwave, bi fold doors leading out to paved patio and rear garden laid to grass.



- **Impressive energy efficient family house by Southern Elm Developments – EPC A**
- **Four bedrooms**
- **Principle bedroom with en suite shower**
- **Kitchen/dining room with bi fold doors**
- **Sitting room with log burning stove**

- **Cloakroom**
- **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).

Please note: The internal images used are from 1 Ryeland Drive (Show Home).

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

2 Ryeland Drive, Ashford Road, High Halden, Ashford, TN26

Approximate Area = 1396 sq ft / 129.6 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). © nichecom 2024. Produced for Lambert and Foster Ltd. REF: 1179113

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