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HIGH HALDEN

16 Halden Close, High Halden, Ashford, Kent, TN26 3ER

Guide Price £600,000 - £650,000

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NO ONWARD CHAIN. £600,000 - £650,000. Beautifully presented detached family home offering four bedrooms, two bathrooms, a spacious kitchen/dining room and two further reception rooms, in a superb position with far reaching views, on a popular residential development in the desirable village of High Halden.

Built in 2019, the inviting accommodation comprises of an entrance hall with stairs to first floor and storage beneath with doorways leading to a useful cloakroom with WC, a reception room offering flexible use with window to the front, a spacious kitchen/dining room and a bright double aspect sitting room with attractive feature fireplace with wood burning stove and French Doors out to and overlooking the rear garden and countryside beyond.

The spacious kitchen/dining room features bi-fold doors out to the rear patio and far-reaching views over the surrounding countryside. The kitchen is fitted with a range of modern shaker style wall and base units with complementing stone worksurfaces and co-ordinating central island, with integrated double oven, hob with extractor above, fridge-freezer, wine fridge and dishwasher and doorway leading to the utility room with co-ordinating units and door leading out to the garden.

The first floor boasts four bedrooms. The spacious master bedroom features dual windows overlooking the rear garden with stunning views and offers a fully tiled en-suite shower room. There are two further double bedrooms positioned towards the front of the property, a fourth bedroom currently used as a dressing room, and a fully tiled family bathroom with suite comprising of a bath and separate shower cubicle, mounted hand basin with vanity storage beneath, WC, and heated towel radiator.

The rear garden is a particular feature of the home and enjoys a stunning outlook over the surrounding countryside. The generous patio offers a wonderful space for entertaining, and the well-stocked borders offer a variety of established plants and shrubs. Your eye is drawn across the lawn where a pathway leads to an additional patio area and the perfect viewpoint to sit and enjoy the surroundings.

To the front is a bloc-paved driveway with adjacent lawn and path leading to the porch. Further allocated parking is located to the side of the property.

"If an offer is accepted on a property marketed by Hunters Estate Agents, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations. We use a specialist third-party company to carry out these checks. The fee is £60 (including VAT) per person or £120 (including VAT) if purchasing under a company name, payable once the offer is agreed and before the sales memorandum is issued. Please note that this charge is non-refundable."

This attractive home is situated in the popular village of High Halden which offers a variety of local amenities including a well-stocked village store, primary school and popular historic public house/restaurant, The Chequers on the Green. The historic town of Tenterden is less than 10-minute drive with its busy High Street shops, supermarkets and leisure centre, whilst a short drive brings you to the beautiful Kent coastal area that includes Rye and Camber Sands.

The surrounding area is well known for its excellent range of schools both in the state and independent sectors including grammar schools for boys and girls. Mainline rail services are available at Headcorn and Ashford including 37-minute High Speed trains into London.

The nearby market town of Tenterden offers a wide range of facilities including Waitrose and Tesco supermarkets, quality shops, banks, public houses, and restaurants. To the south, is the Ancient Town and Cinque Port of Rye (6 miles) renowned for its historical associations and fine period architecture. As well as its charm, the town has a range of shopping facilities, smaller retail units, cafés and art/antique galleries and an active local community.































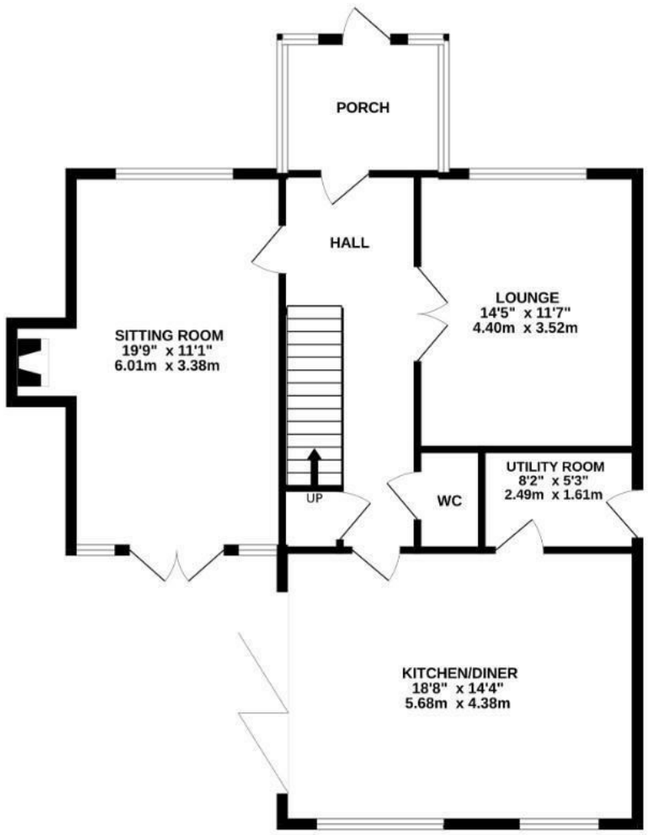




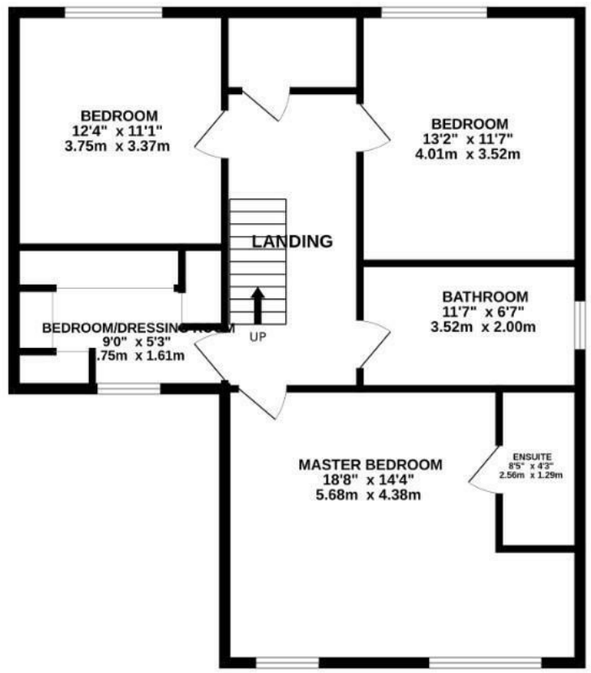




GROUND FLOOR
922 sq.ft. (85.7 sq.m.) approx.



1ST FLOOR
854 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA : 1776 sq.ft. (165.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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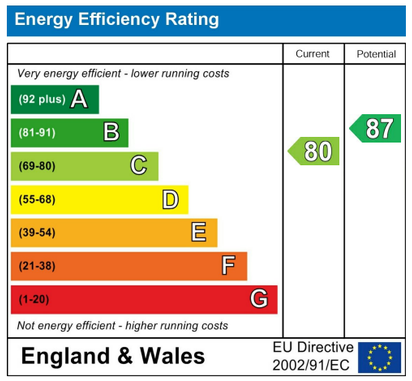
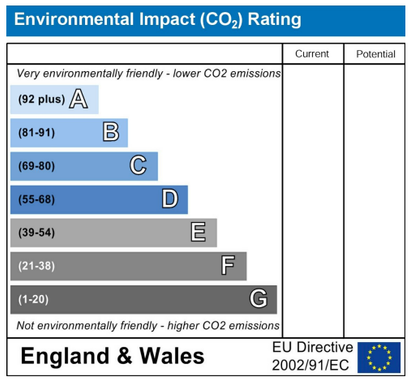
Tenure: Freehold
Council Tax Band: F
Tenure – Freehold
Annual Estate Charge - £300.00 per annum
Services – Mains electricity, water and gas central heating.
Broadband – Average Broadband Speed 910mbps
Mobile Phone Coverage – Good
Flood Risk from Rivers and Sea – Very Low
EPC Rating C

- BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
- FOUR BEDROOMS
- FAMILY BATHROOM AND EN-SUITE
- SPACIOUS OPEN PLAN KITCHEN/DINING AREATWO FURTHER RECEPTION ROOMS
- WELL STOCKED GARDEN WITH STRIKING VIEWS
- DRIVEWAY AND FURTHER ALLOCATED PARKING
- POPULAR VILLAGE LOCATION
- COUNCIL TAX BAND F





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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