



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



**Lambert
& Foster**



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A beautiful five bedroom, detached family house, by Southern Elm Developments, providing 3,899 sq.ft of well proportioned accommodation, arranged over three floors, incorporating a games room and double integral garage, complemented by a front and rear lawned garden, all enjoying fine views out across neighbouring fields and countryside. Set to the rear of this prestigious development of just five new homes, on the periphery of the village.

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

GUIDE PRICE £1,225,000 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 3899sqft/362.2 sqm of accommodation arranged over three floors
- Attractive elevations of brick and tile hanging, set with double glazed windows, beneath a pitched composite slate tiled roof
- Buildzone 10 year warranty
- Entrance hall with fitted cloaks cupboard
- Double aspect sitting room incorporating feature bay window and fireplace housing wood-burning stove
- Internal bi fold doors to open plan dining room with bifold doors to rear
- Well appointed and comprehensively fitted open plan kitchen/breakfast room with island and breakfast bar
- Quartz and Iroko work surfaces, integral AEG appliances include electric induction hob with extractor and eye level twin ovens, fridge freezer, Caple wine fridge, dishwasher, feature integrated larder with solid wood shelving, bifold doors opening out onto sun terrace
- Family room/snug with feature bay window to front
- Utility/laundry room, useful walk-in storage cupboard, cloakroom
- Integral double garage with electric doors
- Galleried first floor landing
- Five double bedrooms include a main bedroom suite with double aspect, walk in fitted dressing room and en suite shower room, guest bedroom with fitted dressing area and an en suite shower room, bedroom three with en suite shower room, bedroom four and a family bathroom
- Bedroom five and the games room are arranged over the second floor together with a second 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)

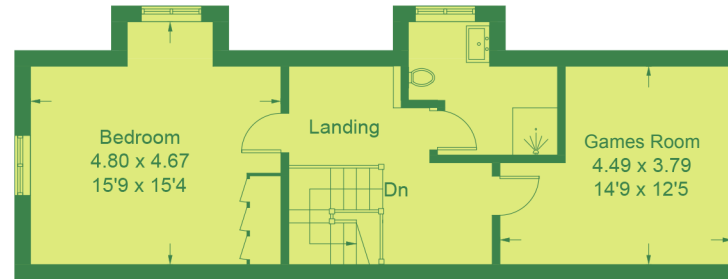


GARDENS AND GROUNDS

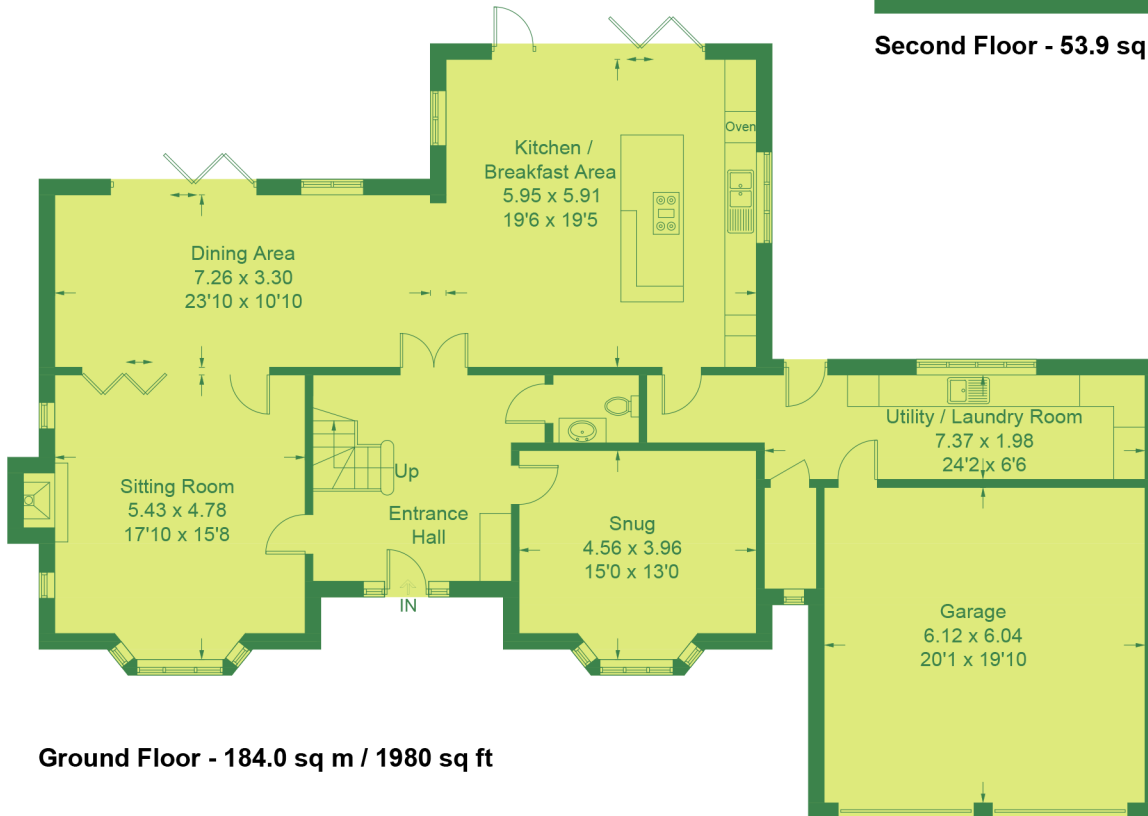
5 Ryeland Drive is approached over initially shared, gravel driveway and across a block paved intersection, continuing onto a private stone chipped drive, providing parking together with integral double garage. The front garden is laid to lawn punctuated with young trees and porcelain tiled pathways, continuing on round to the lawned rear garden with planted in parts with young trees and a porcelain tiled sun terrace with external electric points. Fine views are enjoyed out across neighbouring fields and countryside beyond.



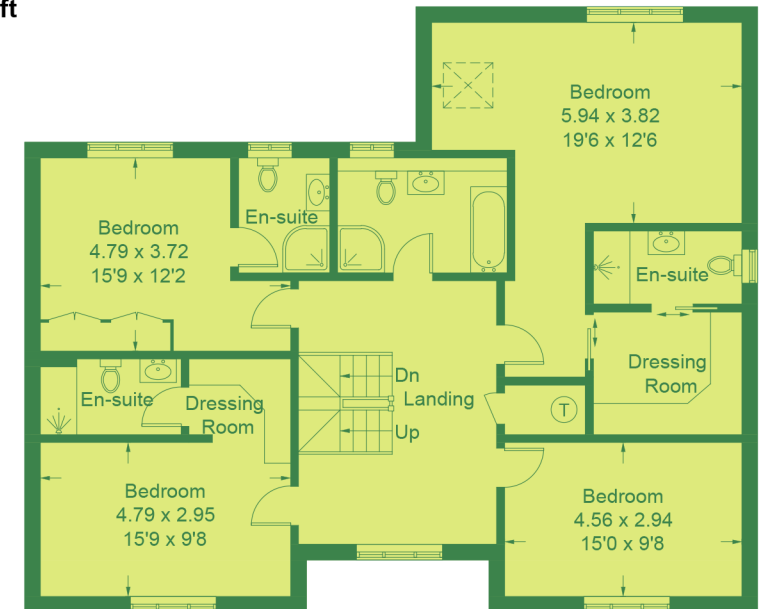
FLOOR PLANS



Second Floor - 53.9 sq m / 580 sq ft



Ground Floor - 184.0 sq m / 1980 sq ft



First Floor - 124.3 sq m / 1338 sq ft

Approximate Gross Internal Area = 362.2 sq m / 3,899 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1327268)
www.bardenvisuals.co.uk



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

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