

HIGH HALDEN, KENT



HARBOURNE LANE, HIGH HALDEN
KENT TN26 3JF

Stunning Victorian Farmhouse with Rural Views

Reception Hall * Sitting Room * Family Room * Kitchen/Dining Room
Conservatory * Cloakroom

Master Bedroom with Ensuite * Guest Bedroom * Three Further Double Bedrooms
Study/Nursery/Bedroom * Family Bath and Shower Room * W.C.

Garden and Grounds approx. 2.5 Acres * Pond
Double Cart Lodge * Room Above * Off Road Parking

This stunning detached Victorian Farmhouse benefits from many period features including quarry tile floors and fireplaces. Situated at the end of a private road, the property sits in the middle of its grounds, in an elevated position, surrounded by privately owned countryside, on the outskirts of High Halden, a short distance from Tenterden.

The accommodation consists of a reception hall with fireplace, a double aspect sitting room with log burning stove and door to the garden, a double aspect family room also with log burning stove, double aspect kitchen/dining room with Aga, pantry and doors leading to the conservatory and a cloakroom on the ground floor.

On the first floor there is a double aspect master bedroom with ensuite shower room and fireplace, two further double bedrooms and a family bath and shower room.

On the second floor there are two bedrooms, a study/nursery/dressing room and a w.c. with access to attic space which could be ideal for further development.

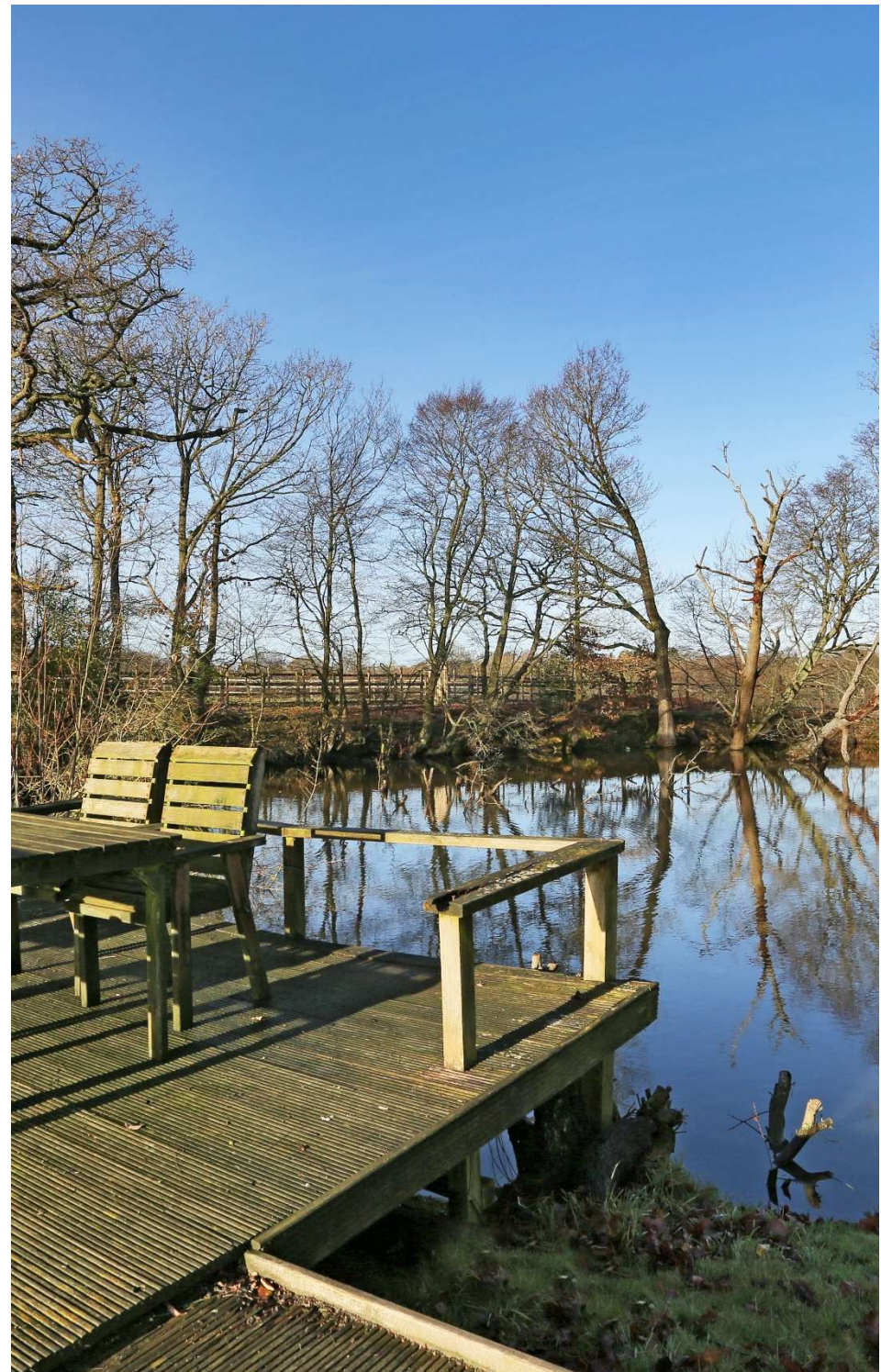
Electric gates open onto a gravel drive which leads to the double cart lodge with room above and provides ample off road parking. The garden and grounds wrap around the property and total approximately 2.5 acres including a paddock and a pond with a jetty.

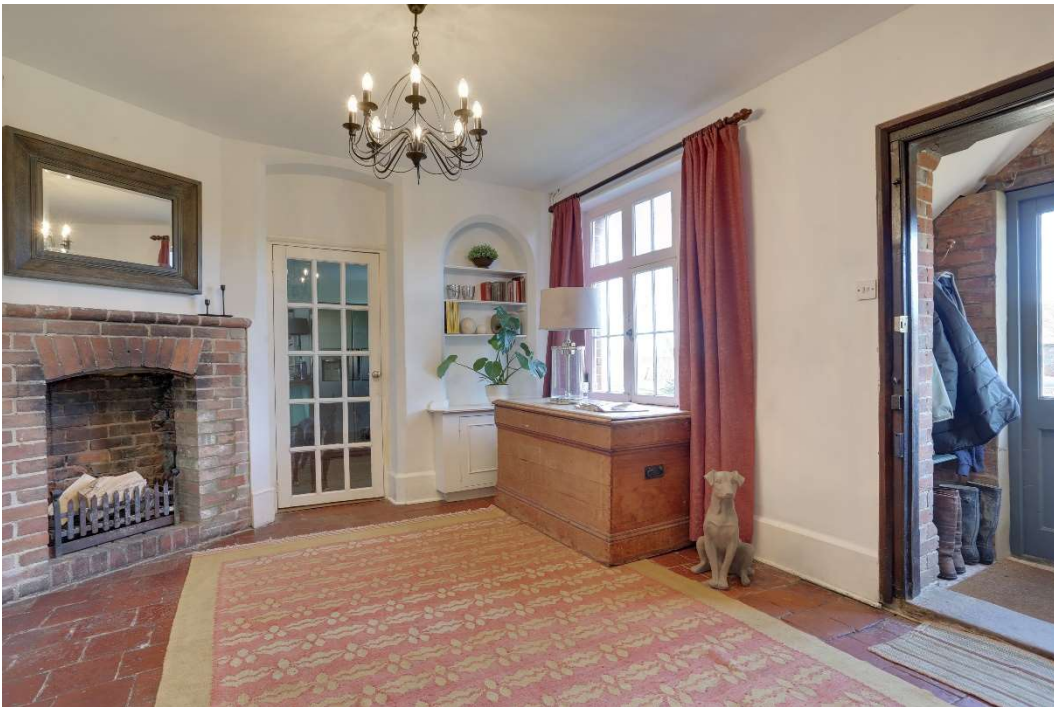
Harpers and Hurlingham

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This stunning property is situated at the end of a private no through lane in a peaceful rural setting to the south of the village of High Halden.

The popular tree lined town of Tenterden is approx. three miles away and has a wealth of shops and amenities serving all day to day requirements. Ashford and Tunbridge Wells offer a more comprehensive range of shopping and restaurants.

Communications in this area are excellent. Headcorn is approx. 9 miles and has a mainline station with regular trains to Charing Cross and Cannon Street taking about 65 minutes. The fast link train from Ashford (approx. 10 miles) to London takes approx. 35 minutes. The M20 motorway with links to the M25 is accessed from Ashford.

The area is particularly renowned for its excellent independent, grammar and state schools catering for all age groups in the private and public sectors.



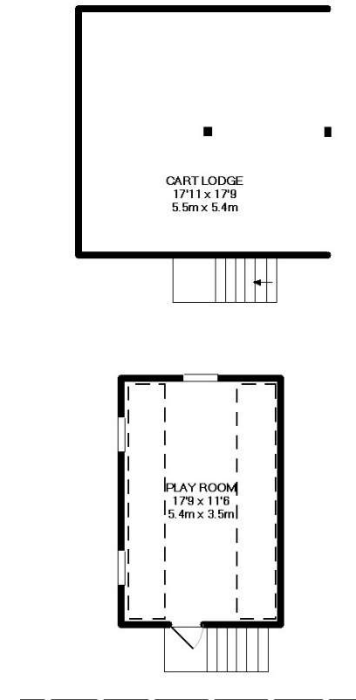
SERVICES

Oil fired central heating. Klargester.

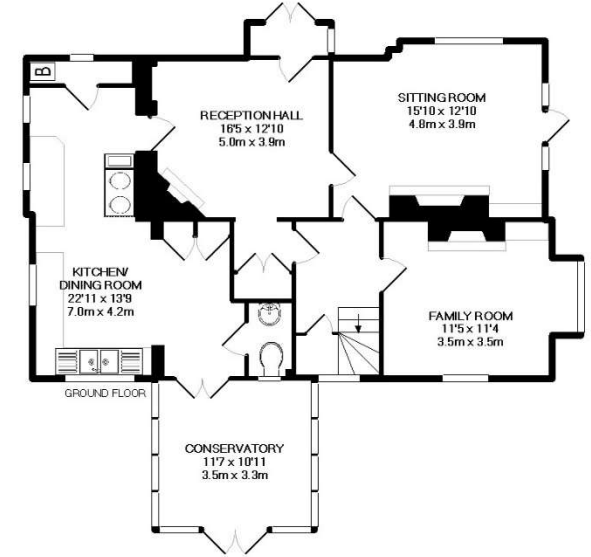
The Aga, boiler and log burning stoves have all been replaced in the last 12 months.

Ashford Borough Council - Council Tax Band F

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (including Cart Lodge and Room above) 2517.75Q.FT. (233.95Q.M)
 (not to scale - for layout purposes only)
 (please note that the fixtures and fittings are not necessarily included in the sale)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Performance Certificate

Harbourne Farm House, Harbourne Lane, High Halden, ASHFORD, TN26 3JF

Dwelling type: Detached house Reference number: 0942-2842-7144-9196-2085
 Date of assessment: 12 April 2016 RdSAP, existing dwelling
 Date of certificate: 19 April 2016 Type of assessment: Total floor area: 208 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 9,195
Over 3 years you could save	£ 5,316

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 468 over 3 years	£ 285 over 3 years	You could save £ 5,316 over 3 years
Heating	£ 8,037 over 3 years	£ 3,316 over 3 years	
Hot Water	£ 690 over 3 years	£ 279 over 3 years	
Totals	£ 9,195	£ 3,879	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs (92-100) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs

Current: 61 Potential: 24

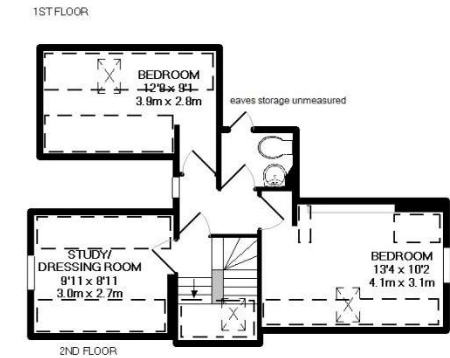
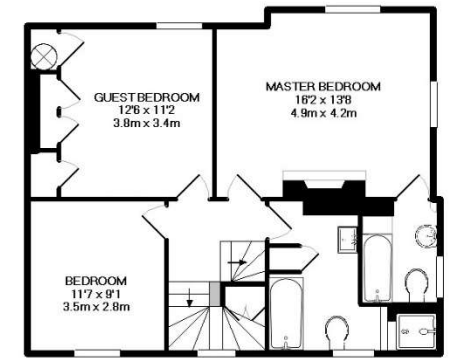
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 69). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 819
2 Cavity wall insulation	£500 - £1,500	£ 246
3 Internal or external wall insulation	£4,000 - £14,000	£ 2,031

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-guides/calculator or call 0330 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.





H&H
HARPERS AND HURLINGHAM