



'Our Focus Determines Your Reality'







Church Hill  
High Halden  
Kent  
TN26 3JB



Entrance Hall/Study \* Sitting Room \* Kitchen/Dining Room  
Inner Hall \* Cloakroom \* Cellar

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Principal Bedroom with Bath/Shower Room  
Two Further Double Bedrooms \* Family Shower Room  
Separate W.C.

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Enclosed Garden \* Pond \* Detached Outbuilding \* Den



## ELEGANT GRADE II LISTED GEORGIAN FAMILY HOME

This elegant grade II Listed Georgian family home occupies a tucked away position in an attractive, enclosed garden within the charming village of High Halden, a short walk from the village green and with views overlooking the delightful parish church of St. Mary's. The property exhibits a variety of features synonymous with the Georgian era from high ceilings and sash windows with shutters to picture rails and fire places.

The accommodation consists on the ground floor of an entrance hall/study, a sitting room with square bay window and fireplace with log burning stove, a handmade, bespoke JM Interiors kitchen/dining room, inner hall and cloakroom from where stairs lead down to the cellar. An attractive staircase leads to the first floor, on the way up a separate w.c. is accessed from the half landing. Once on the first floor there is a principal bedroom with underfloor heating, fireplace and ensuite bath and shower room, two further double bedrooms and a family shower room.

Outside the property is approached along a gated driveway providing off road parking. The garden wraps around the property with a brick path leading to the front door. Laid predominantly to lawn with mature trees including walnut, cedar, umbrella pine and bramley apple, shrubs and hedging, a pond and terracing. The garden plays host to an outbuilding and a den with potential to create an annex subject to the necessary permissions.





## HIGH HALDEN

This elegant property is situated in the village of High Halden where there is a village shop, a public house, a church and a well-regarded primary school.

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.

## SCHOOLS AND CONNECTIONS

As well as the village school, the area is particularly renowned for its excellent independent, grammar and state schools catering for all age groups in the private and public sectors.

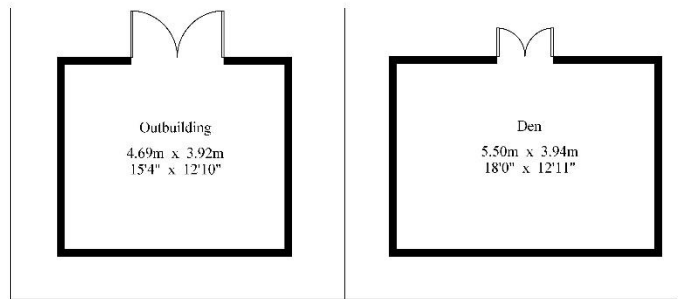
Communications in this area are excellent. Headcorn is approx. 8 miles and has a mainline station with regular trains to Charing Cross and Cannon Street taking about 65 minutes. The fast link train from Ashford (approx. 10 miles) to London takes approx. 35 minutes. The M20 motorway with links to the M25 is accessed from Ashford



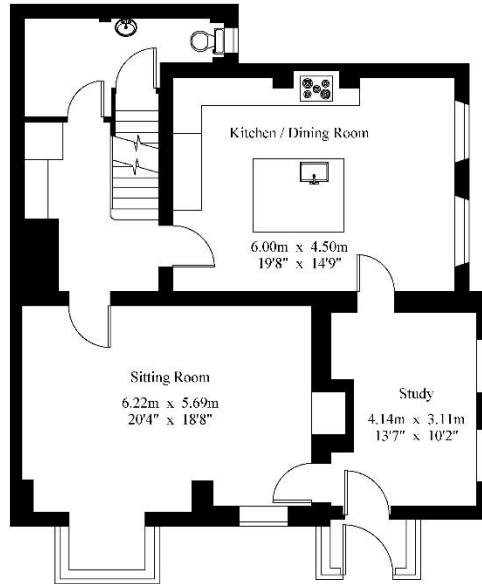


## Church View

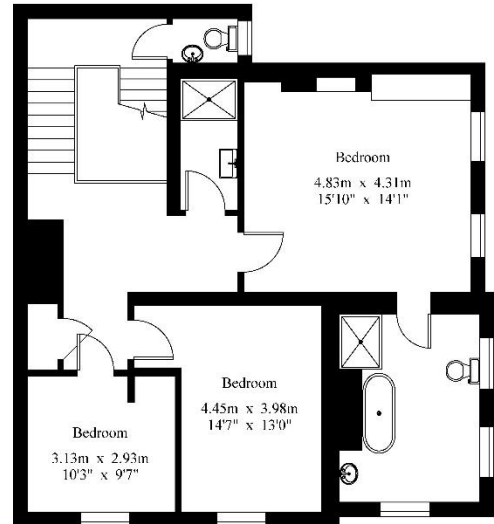
House - Gross Internal Area : 206.4 sq.m (2221 sq.ft.)  
Outbuilding - Gross Internal Area : 18.3 sq.m (196 sq.ft.)  
Den - Gross Internal Area : 21.6 sq.m (232 sq.ft.)



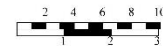
Cellar



Ground Floor



First Floor



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## SERVICES

Mains electricity and water.

EPC Rating: n/a

Covenants apply to this property

Ashford Borough Council - Council Tax Band E

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

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