



'Our Focus Determines Your Reality'



The Green  
High Halden  
Kent  
TN26 3LY



Sitting Room \* Dining Room \* Study  
Kitchen/Breakfast Room \* Cloakroom

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Wood Panelled Master Bedroom \* Two Further Double Bedrooms  
Family Bath and Shower Room

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Garden with Pond \* Detached Studio \* Garage \* Off Road Parking



## STUNNING GRADE II LISTED COTTAGE

Believed to date from the late 17th century with later additions, this charming Grade II Listed cottage oozes with character from red brick flooring in the kitchen/breakfast room to exposed beams and a stunning wood panelled master bedroom with ornate fireplace. The cottage is conveniently located in the village of High Halden next to the village green.

Presented in immaculate order throughout, the décor compliments the age of the cottage with the accommodation consisting of a sitting room with inglenook fireplace and log burning stove, a dining room, a study overlooking the garden, double aspect kitchen/breakfast room and a cloakroom.

On the first floor there is an area of landing, a stunning wood panelled Master Bedroom with Victorian fireplace, two further double bedrooms and a family bath and shower room.

Outside a gate in the hedge leads across the attractive garden to the front door. A driveway leads to the garage and provides additional parking. The garden to the rear is laid to lawn with an area of terrace, a pond, a garden store and a detached studio.



## HIGH HALDEN

This stunning 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.

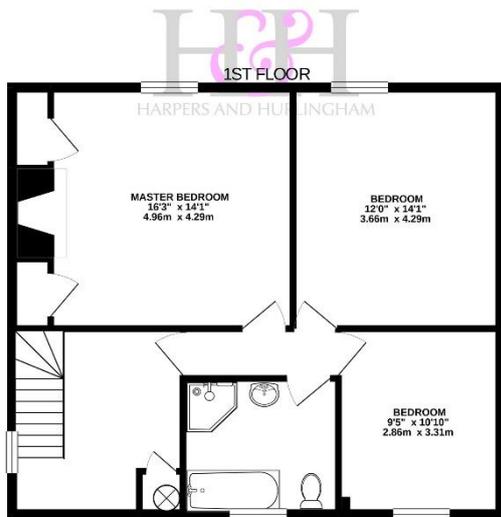
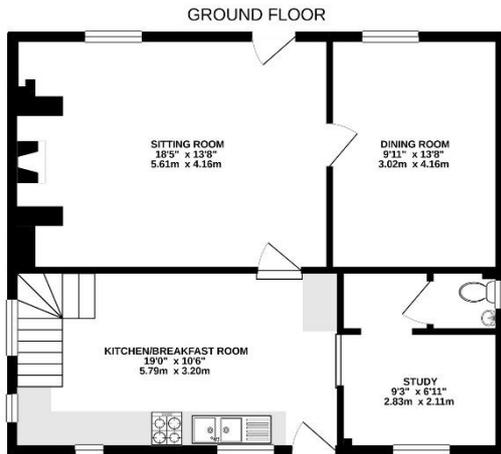
The popular tree lined town of Tenterden is approx. three miles away and has a wealth of shops and amenities serving all day to day requirements. Ashford and Tunbridge Wells offer a more comprehensive range of shopping and restaurants.

## 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.





TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1317.5SQ.FT (122.4SQ.M)  
(not to scale - for layout purposes only)  
(no guarantee is given to the square footage of the property - the figure shown is for initial guidance only)  
(please note that the fixture and fittings are not necessarily included with the sale)  
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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## SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating.

EPC Rating: n/a

Ashford Borough Council - Council Tax Band G

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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