



'Our Focus Determines Your Reality'



Harris Lane
High Halden
Kent
TN26 3HN



Sitting Room * Study * Kitchen * Dining/Family Room
Utility Room * Cloakroom

Principal Bedroom Ensuite
Three Further Double Bedrooms, One Ensuite
Family Bathroom

Enclosed Garden * Detached Double Garage



STYLISH DETACHED COUNTRY HOME

This attractive detached country home is believed to have begun as a pair of Victorian cottages which were later added to. The property offers light, well-proportioned accommodation sitting in grounds of approximately 0.4 acres on the rural outskirts of the village of High Halden.

The stylish accommodation consists of a triple aspect sitting room with fireplace, study with fireplace, open-plan kitchen/dining/family room with doors to the outside, a utility room with doors to outside and a cloakroom on the ground floor.

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

Outside electric gates open onto the driveway which leads to the double garage and provides additional off road parking. The enclosed garden wraps around the property, is laid to lawn with mature hedging and paved terrace. A gate to the rear of the garage opens onto an area of land with a small orchard.



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

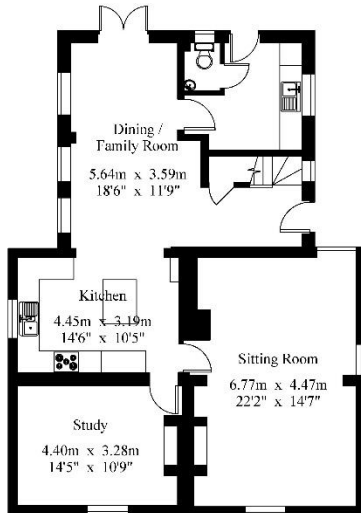
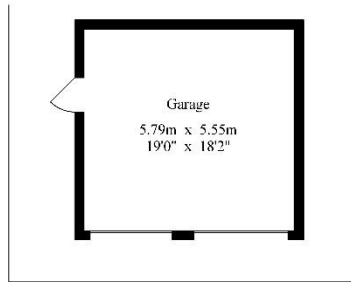
As well as the village school, the area is particularly renowned for its excellent independent, grammar and state schools catering for all age groups in the private and public sectors.

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

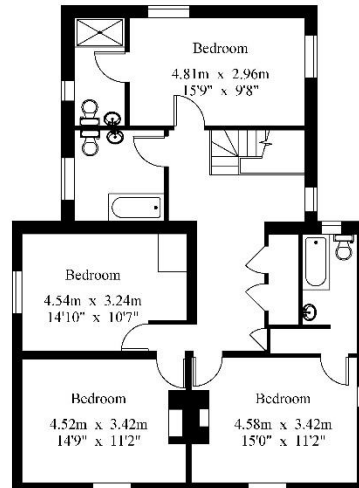


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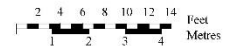
House - Gross Internal Area : 202.8 sq.m (2182 sq.ft.)
Garage - Gross Internal Area : 32.1 sq.m (345 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.
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SERVICES

Mains electricity and water. LPG fired central heating, individual tank. Graff water treatment plant - drainage underground in front garden.

EPC Rating: E – full details available on request

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.



BEULAH, TN26 3HN

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