



'Our Focus Determines Your Reality'







Ashford Road  
High Halden  
Kent  
TN26 3LL



Barn: Entrance Hall \* Sitting Room \* Family Room/Snug \* Dining Room  
Office \* Kitchen/Breakfast Room \* Utility Room \* Shower Room

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Principal Bedroom with Ensuite  
Two Further Bedrooms \* Family Bathroom

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Oast: Sitting Room \* Dining Room \* Kitchen \* Family Shower Room  
Roundel Bedroom \* Further Bedroom \* Family Room \* Family Bathroom

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Attractive Gardens \* Paved Terrace \* Garage \* Extensive Private Drive



## SPACIOUS BARN AND OAST CONVERSION

This barn and oast were converted in the late 1980s with a brick link built between them creating a substantial, versatile property. The current configuration provides a family home ideal for multi-generational living or as an income source. On the outskirts of the village of High Halden, the property sits within attractive gardens.

The stylish accommodation exhibits many characteristics associated with converted farm buildings and consists of an entrance hall, sitting room with log burning stove, dining room, family room/snug, office, kitchen/breakfast room with door to the garden, utility room and shower room on the ground floor. On the first floor off a spacious, airy landing there is a principal bedroom with ensuite shower room, two further bedrooms and a family bathroom.

The adjoining oast consists of a sitting room, dining room, kitchen and bathroom on the ground floor. On the first floor there is a roundel bedroom, a further bedroom and a family room, offering versatility, and a family shower room. There is access from the first floor to an external staircase.

Outside a driveway sweeps around to the property and integral garage. The front garden is laid predominantly to lawn. The rear garden has a lawned area, manicured hedging and a paved terrace ideal for outside entertaining.





## 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



Ransley Oast

Gross Internal Area : 361.4 sq.m (3,890 sq.ft.)  
 (Including Garage)







**TENURE:** Freehold

## **SERVICES**

Mains electricity, gas and water. Gas fired central heating. Solar tubes provide hot water in the barn. Drainage - Klargester BioDisc.

EPC Rating: D – full details available on request.

Ashford Borough Council - Council Tax Band F – Barn, D - Oast

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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