

Warner Gray



Verrall Cottage, High Halden TN26 3NA

Verrall Cottage, Ashford Road, High Halden, Kent TN26 3NA
Guide Price : £925,000

A handsome detached Grade II Listed village house of great character and style with stunning gardens, detached garaging with attached large workshop and ample driveway parking.

Listed as architectural and historic interest and believed to date back to the 15th Century, the current owners have updated and meticulously maintained the property over the years having taken great care to preserve the many great character features of this charming family home.
All beautifully presented combining modern day living with period details featuring inglenook fireplaces, exposed brickwork, floorboards, latch doors and an abundance of beams and timbers.

The gardens surrounding the property are equally as impressive as the house and provides many outdoor spaces to enjoy throughout the day. The well tended beds and borders provide a rich variety of flowers and plants, fruit trees, vegetable and kitchen garden, wildlife pond and an extensive terrace ideal for enjoying dining and entertaining.

Verrall Cottage is just a short walk from the centre of the village which offers day-to-day facilities including a general store, well regarded primary school, ancient Church and popular Gastro pub / restaurant.

- **Grade II Listed village house believed to date back to the 15th Century**
- **Beautifully maintained and updated while preserving original character**
- **Blending period charm and modern living with traditional style**
- **Inglenook fireplaces, exposed brickwork, latch doors, beams and timbers**
- **Stunning, mature gardens wrap around the house, offering year-round interest**
- **Wildlife pond and abundant beds / borders with flowering shrubs and plants**
- **An extensive terrace creates the perfect space for dining and entertaining.**
- **Detached double garaging, garage and large attached workshop**
- **Driveway providing ample off-road parking and turning area**
- **Located in a convenient village setting walking distance of local amenities**

SITUATION: High Halden is a popular, historic village offering good local amenities, village green, and a bus service to the surrounding towns and villages, the area is also surrounded by lovely countryside offering miles of rural walks to be found. The cinque port town of Tenterden with its picturesque High Street is about three miles having a comprehensive range of shopping facilities and amenities. A variety of educational opportunities exist including the Ashford Grammar Schools, for which this house is within the catchment and on the bus route. For the commuter, Ashford International station (9 miles) offers the high-speed service to London St Pancras, about 37 minutes whilst Headcorn and Pluckley stations are also within easy reach.

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The accommodation comprises the following with approximate dimensions :

A side entrance door opens to the **ENTRANCE HALL** 12'8 x 7'7, which provides ample storage and room for cloaks / boots etc. Brick flooring.

A conveniently placed **CLOAKROOM / UTILITY ROOM** has a low level w.c. wash hand basin, space for washing machine / tumble dryer. Central heating boiler.

SITTING ROOM 22'1 x 19'2, which is an impressive room full of character with a beamed ceiling and a wonderful inglenook fireplace providing a lovely point for winter evenings. Windows overlooking the front garden including a bay window with window seat.

A door to the side of the fireplace opens to the **FRONT LOBBY** with original front door and access through to **SNUG** 13'3 x 12'2, a charming double aspect room with inglenook fireplace housing a woodburning stove and built in cupboard to the side.

STUDY / FAMILY ROOM 11'3 x 9'6, accessed from the sitting room, this is a versatile room with windows to the side and rear. Built in storage cupboard.

INNER HALL Stairs to the first floor with understair storage. Door to kitchen / breakfast room.

KITCHEN / BREAKFAST DINING ROOM A well-equipped farmhouse style kitchen 12'1 x 9'7 offers a range of granite work-surfaces with drawers and cupboards and matching wall units. Range style cooker with extractor, sink unit and built in dishwasher. The breakfast / dining area 11'4 x 10' provides ample space for a dining table and chairs by the French doors overlooking the rear terrace and garden – a perfect place to start the day. Door to a traditional **PANTRY** with ample shelving and storage.

FIRST FLOOR LANDING A spacious long landing and inner landing with access to the second floor. Doors to **BEDROOM 1** 13'1 x 12'7. A lovely room with window to the front garden and two good size built in wardrobes. cupboards.

BATHROOM A spacious bathroom with white suite comprising low level w.c. wash hand basin and panelled bath. Airing / linen cupboard. Exposed wall timbers. Window to the rear.

BEDROOM 2 13'1 x 11'9. Window to the front.

BEDROOM 4 10' x 9'7. Window to the front.

INNER LOBBY AREA with door to bedroom there and bathroom.

BEDROOM 3 13'10 x 9'6. A double aspect room with mullioned window and window to the front garden.

BATHROOM Modern white suite comprising low level w.c. panelled bath and wash hand basin. Window to rear.

SECOND FLOOR ATTIC BEDROOM / GAMES ROOM 18'8 x 9'10. A versatile room depending on buyer's needs. The **LOFT** is large area with great potential, subject to planning consent.

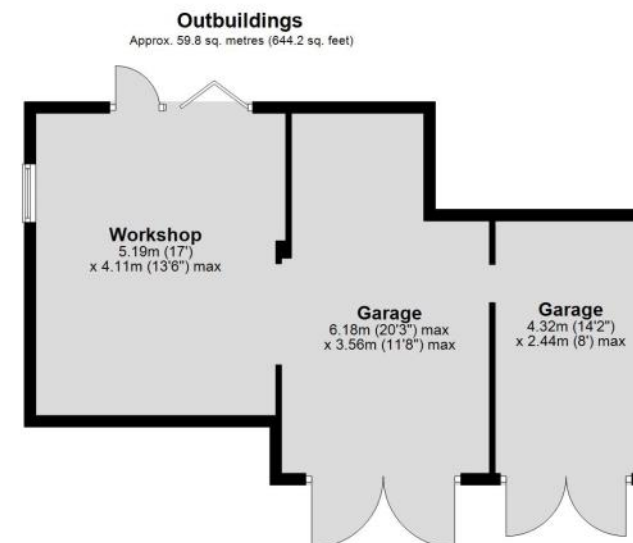
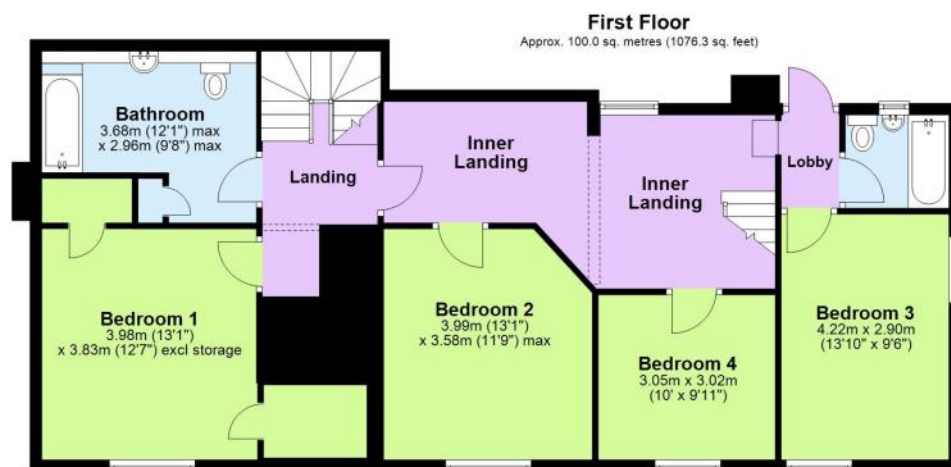
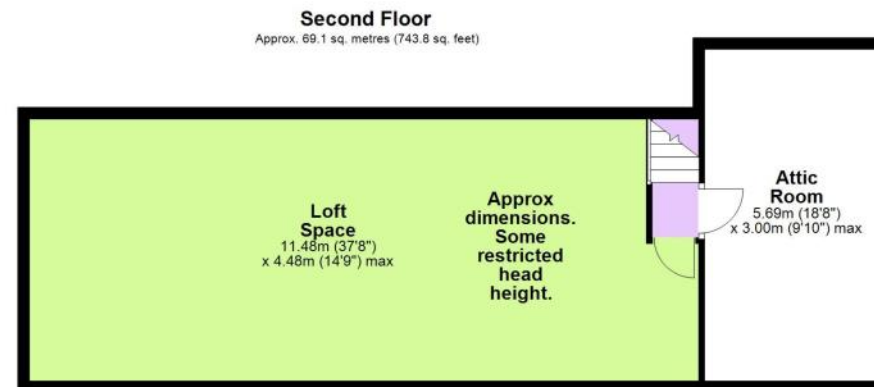
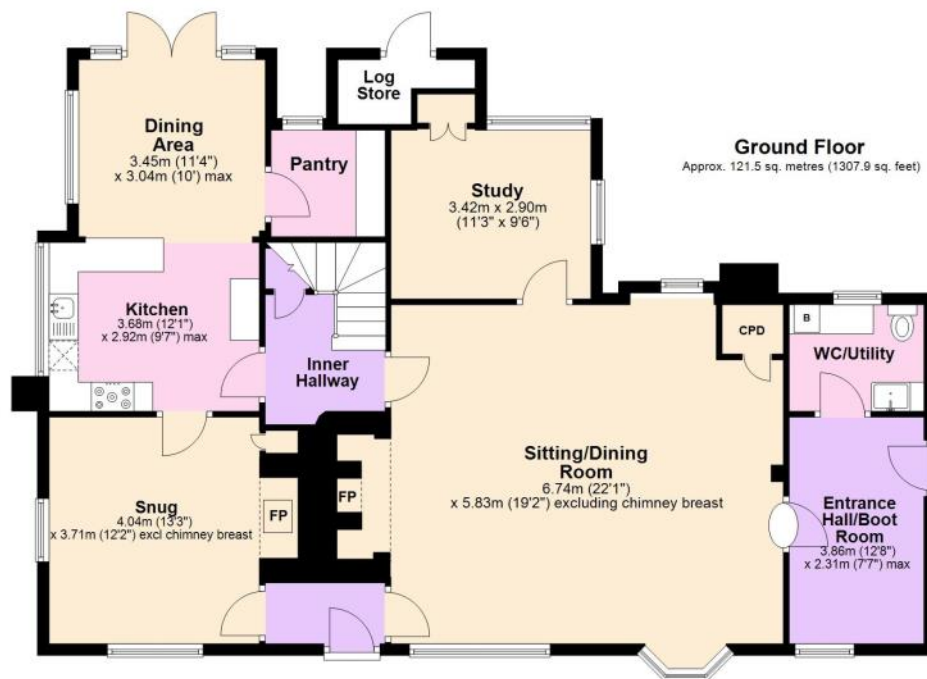
OUTSIDE The property is approached over a gated gravel drive with a parking / turning area for multiple cars, with a charming Bethersden marble path to the side and leading around to the front of the property.

The **DETACHED GARAGING** 20'3 x 11'8 & 14'2 x 8' (approx.) **& WORKSHOP** 17' x 13'6. There are 2 sets of doors at the front and internal adjoining workshop, this presents a substantial, versatile building ideal many uses including car enthusiasts, artist studio and those who work from home, all subject to the necessary planning permissions.

The gardens are another wonderful feature with an abundance of vibrant flowers including climbing roses, honeysuckle, jasmine and wisteria to name but a few, set amongst areas of lawn with a secluded pond home to local wildlife, a thriving orchard, kitchen / vegetable garden and two greenhouses. To the rear, the large terrace with pergola provides space for relaxing is also ideal for alfresco dining and social gatherings for the weekend and summer evenings.

SERVICES Mains water, electricity and drainage. Gas central heating. Council tax G Ashford Borough Council. Locationfinder : what3words///outwards.note searcher.





Total area: approx. 350.5 sq. metres (3772.2 sq. feet)

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